

Executive Summary Report

Characteristics-Based Market Adjustment for 2005 Assessment Roll

Area Name / Number: Fairwood / 30
Previous Physical Inspection: 2003

Improved Sales:

Number of Sales: 797
 Range of Sale Dates: 1/2003 - 11/2004

| Sales – Improved Valuation Change Summary | | | | | | |
|---|----------|-----------|-----------|------------|-------|--------|
| | Land | Imps | Total | Sale Price | Ratio | COV* |
| 2004 Value | \$85,100 | \$156,800 | \$241,900 | \$261,700 | 92.4% | 8.24% |
| 2005 Value | \$93,100 | \$166,300 | \$259,400 | \$261,700 | 99.1% | 7.96% |
| Change | +\$8,000 | +\$9,500 | +\$17,500 | | +6.7% | -0.28% |
| % Change | +9.4% | +6.1% | +7.2% | | +7.3% | -3.40% |

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.28% and -3.40% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2004 or any existing residence where the data for 2004 is significantly different from the data for 2005 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2004 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

| Population - Improved Parcel Summary: | | | |
|---------------------------------------|----------|-----------|-----------|
| | Land | Imps | Total |
| 2004 Value | \$84,700 | \$146,100 | \$230,800 |
| 2005 Value | \$92,700 | \$154,300 | \$247,000 |
| Percent Change | +9.4% | +5.6% | +7.0% |

Number of one to three unit residences in the Population: 6618

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes adjacent to Fairwood golf course and Neighborhood 5 (known as Renton Hill with access only from downtown Renton) were at a lower assessment level than average and will receive greater upward adjustment. Homes in Fairwood Park Div No 23 (Major 247353) and Kimberly Lane (Major 386480) were at a much higher Assessment level than others and will receive a downward adjustment. Homes in Carriage Wood Div 1 through 8 (Major's 140260 through 140267) were at a higher Assessment level than average and will receive less of an upward adjustment than other properties.

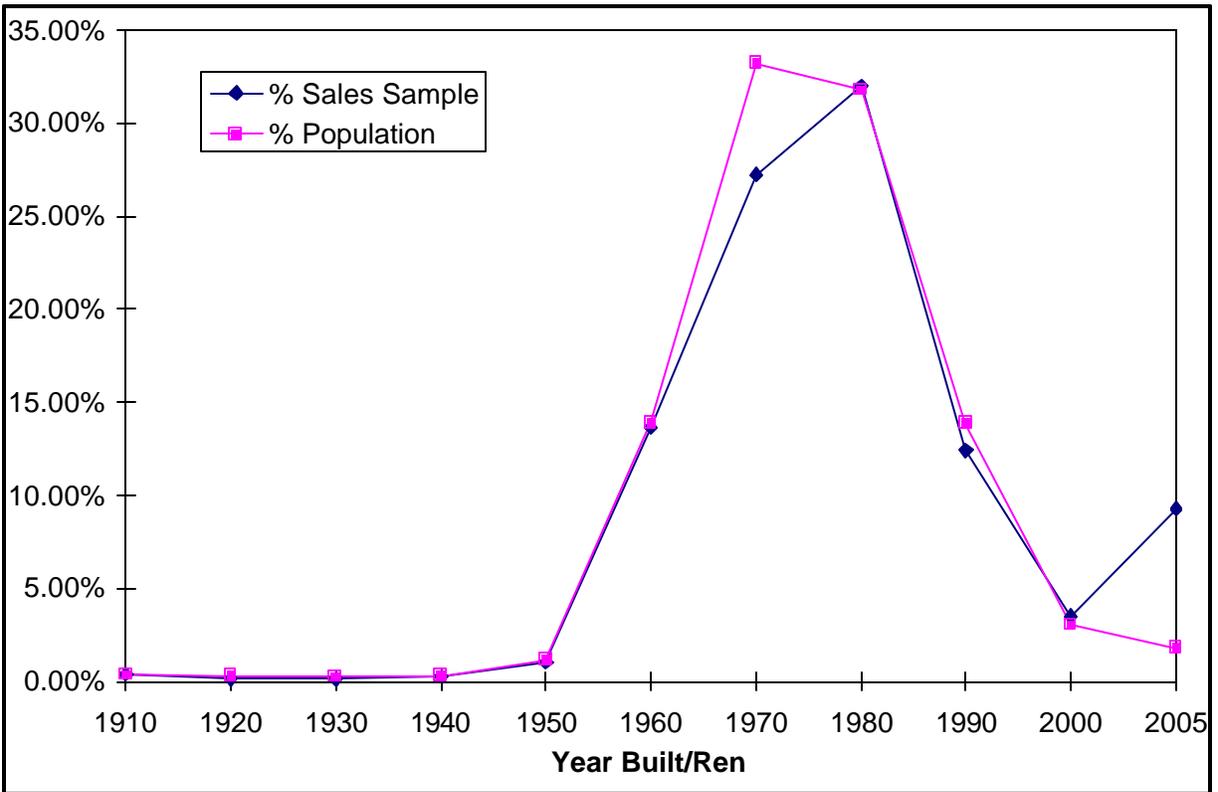
The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2005 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

| Sales Sample | | |
|----------------|-----------|----------------|
| Year Built/Ren | Frequency | % Sales Sample |
| 1910 | 3 | 0.38% |
| 1920 | 1 | 0.13% |
| 1930 | 1 | 0.13% |
| 1940 | 2 | 0.25% |
| 1950 | 8 | 1.00% |
| 1960 | 109 | 13.68% |
| 1970 | 217 | 27.23% |
| 1980 | 255 | 31.99% |
| 1990 | 99 | 12.42% |
| 2000 | 28 | 3.51% |
| 2005 | 74 | 9.28% |
| | 797 | |

| Population | | |
|----------------|-----------|--------------|
| Year Built/Ren | Frequency | % Population |
| 1910 | 24 | 0.36% |
| 1920 | 20 | 0.30% |
| 1930 | 16 | 0.24% |
| 1940 | 20 | 0.30% |
| 1950 | 77 | 1.16% |
| 1960 | 920 | 13.90% |
| 1970 | 2199 | 33.23% |
| 1980 | 2104 | 31.79% |
| 1990 | 918 | 13.87% |
| 2000 | 201 | 3.04% |
| 2005 | 119 | 1.80% |
| | 6618 | |

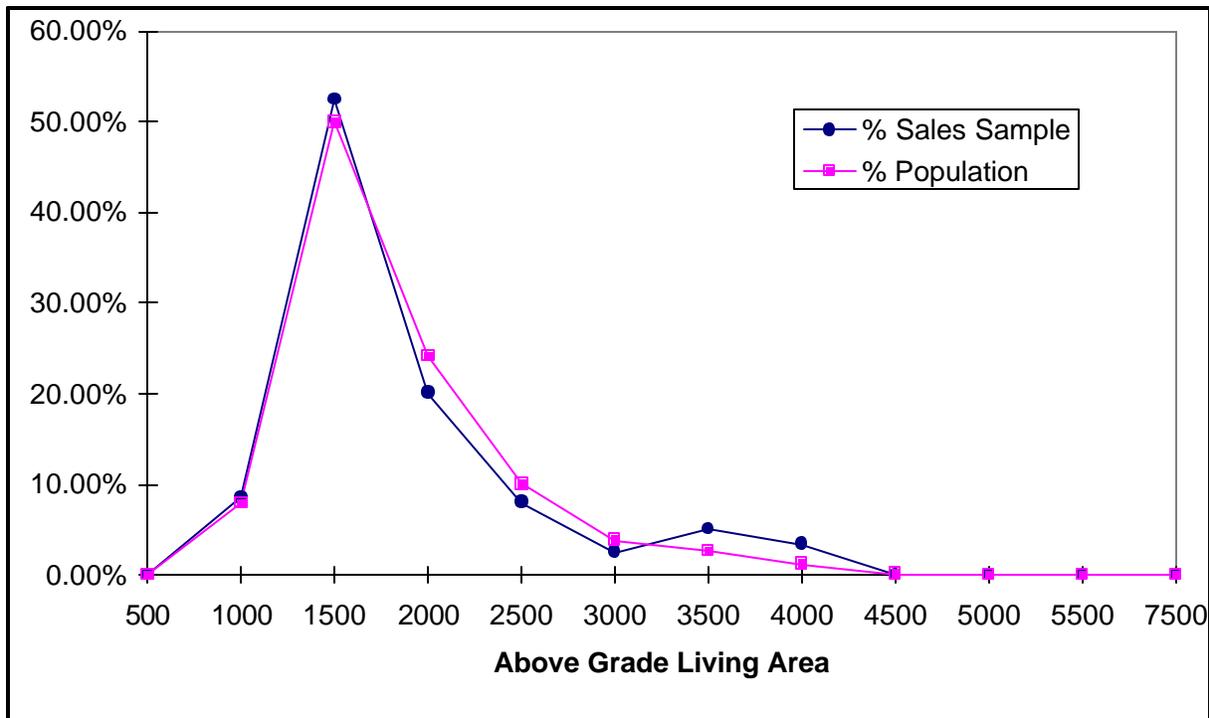


Sales of new homes built in the last 4 years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

| Sales Sample | | |
|--------------|-----------|----------------|
| AGLA | Frequency | % Sales Sample |
| 500 | 0 | 0.00% |
| 1000 | 68 | 8.53% |
| 1500 | 418 | 52.45% |
| 2000 | 160 | 20.08% |
| 2500 | 64 | 8.03% |
| 3000 | 20 | 2.51% |
| 3500 | 40 | 5.02% |
| 4000 | 27 | 3.39% |
| 4500 | 0 | 0.00% |
| 5000 | 0 | 0.00% |
| 5500 | 0 | 0.00% |
| 7500 | 0 | 0.00% |
| | 797 | |

| Population | | |
|------------|-----------|--------------|
| AGLA | Frequency | % Population |
| 500 | 2 | 0.03% |
| 1000 | 522 | 7.89% |
| 1500 | 3306 | 49.95% |
| 2000 | 1602 | 24.21% |
| 2500 | 665 | 10.05% |
| 3000 | 255 | 3.85% |
| 3500 | 176 | 2.66% |
| 4000 | 78 | 1.18% |
| 4500 | 8 | 0.12% |
| 5000 | 1 | 0.02% |
| 5500 | 2 | 0.03% |
| 7500 | 1 | 0.02% |
| | 6618 | |

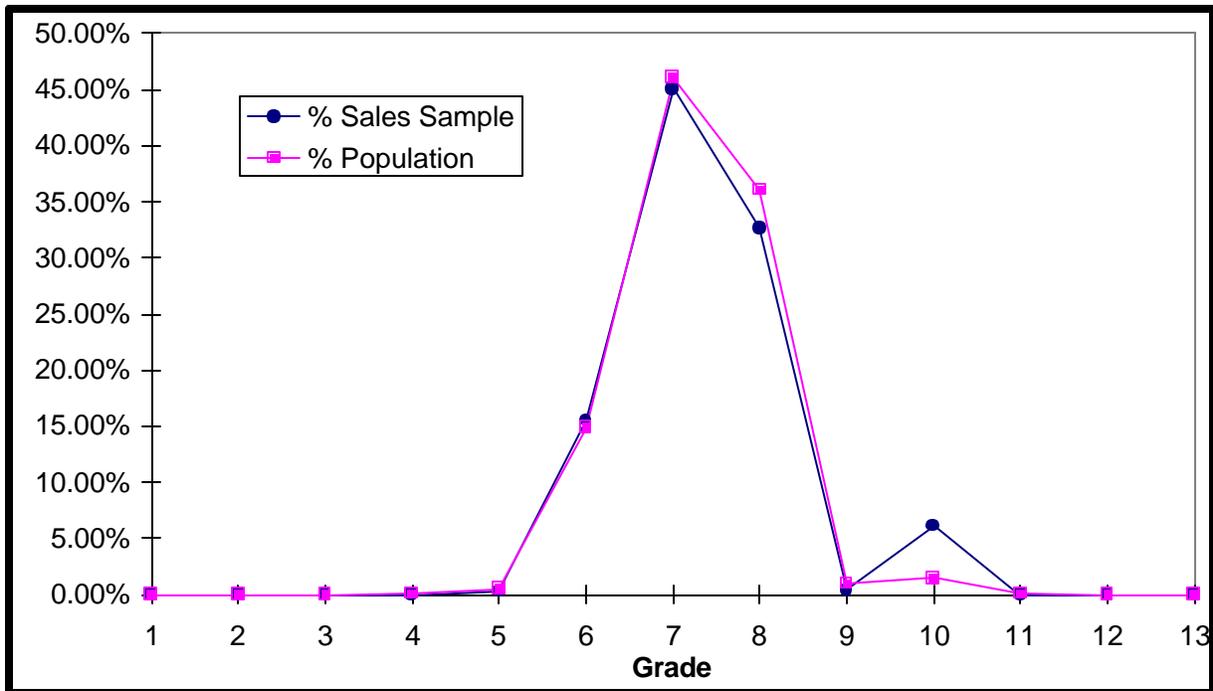


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

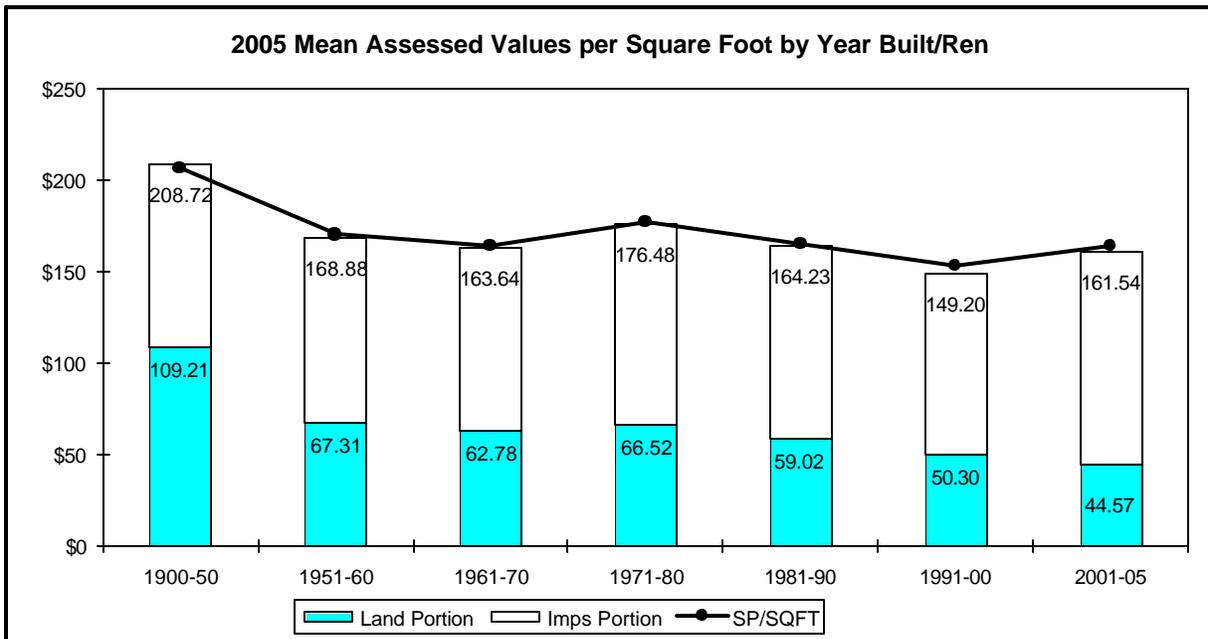
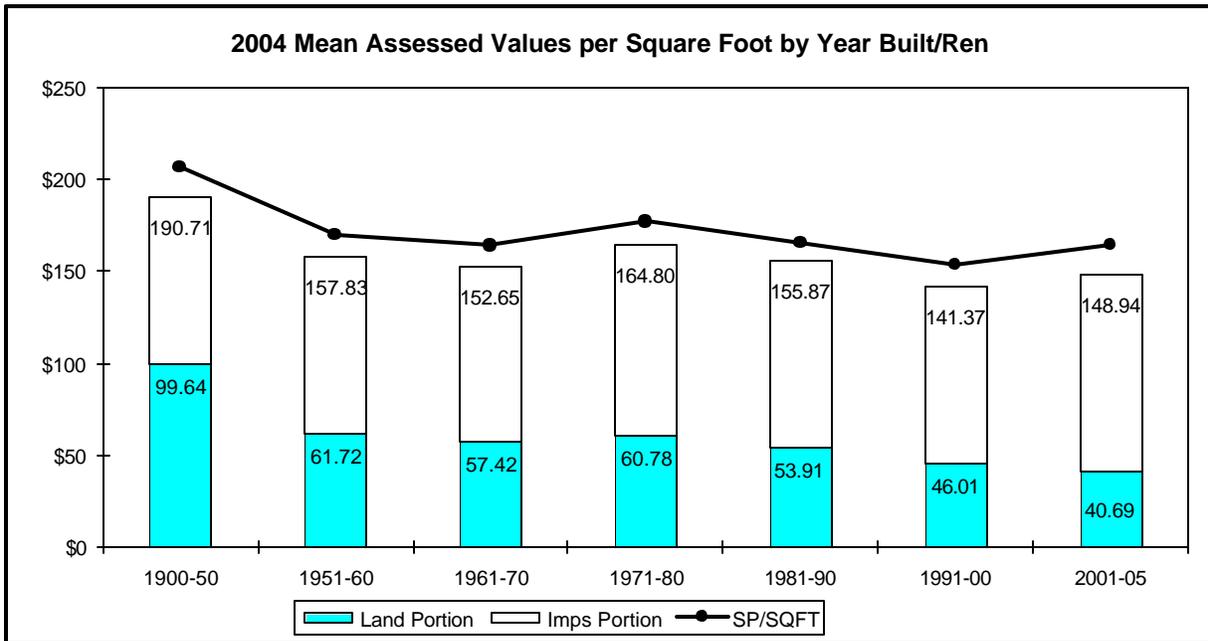
| Sales Sample | | |
|--------------|-----------|----------------|
| Grade | Frequency | % Sales Sample |
| 1 | 0 | 0.00% |
| 2 | 0 | 0.00% |
| 3 | 0 | 0.00% |
| 4 | 0 | 0.00% |
| 5 | 2 | 0.25% |
| 6 | 124 | 15.56% |
| 7 | 359 | 45.04% |
| 8 | 260 | 32.62% |
| 9 | 3 | 0.38% |
| 10 | 49 | 6.15% |
| 11 | 0 | 0.00% |
| 12 | 0 | 0.00% |
| 13 | 0 | 0.00% |
| 797 | | |

| Population | | |
|------------|-----------|--------------|
| Grade | Frequency | % Population |
| 1 | 0 | 0.00% |
| 2 | 0 | 0.00% |
| 3 | 0 | 0.00% |
| 4 | 4 | 0.06% |
| 5 | 33 | 0.50% |
| 6 | 984 | 14.87% |
| 7 | 3047 | 46.04% |
| 8 | 2386 | 36.05% |
| 9 | 63 | 0.95% |
| 10 | 97 | 1.47% |
| 11 | 4 | 0.06% |
| 12 | 0 | 0.00% |
| 13 | 0 | 0.00% |
| 6618 | | |



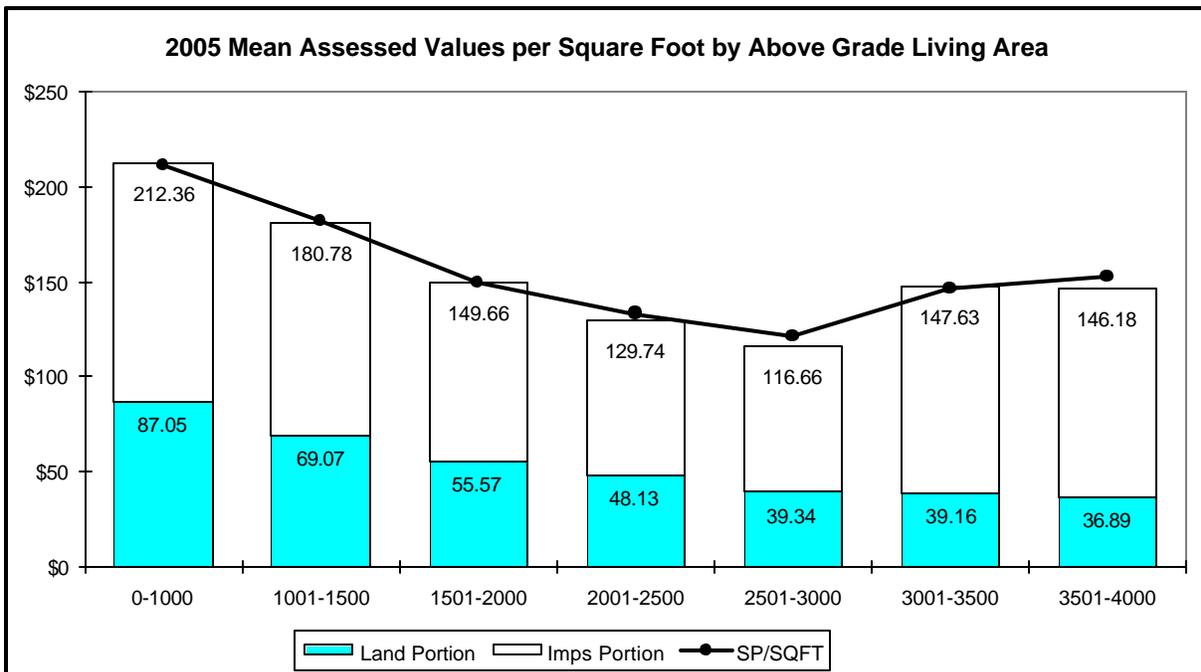
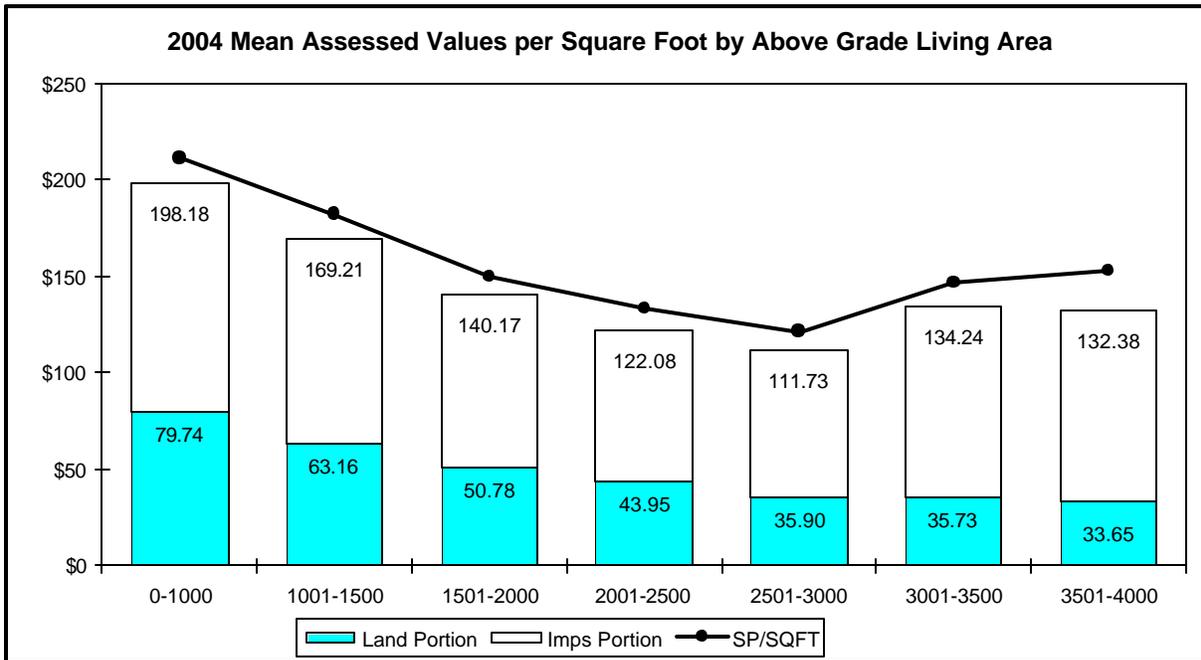
The sales sample frequency distribution follows the population distribution fairly closely in regard to Building Grade. The exception being grade 10 homes where there is a high sales sample due to a new plat of homes in this category. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2004 and 2005 Per Square Foot Values By Year Built / Renovated



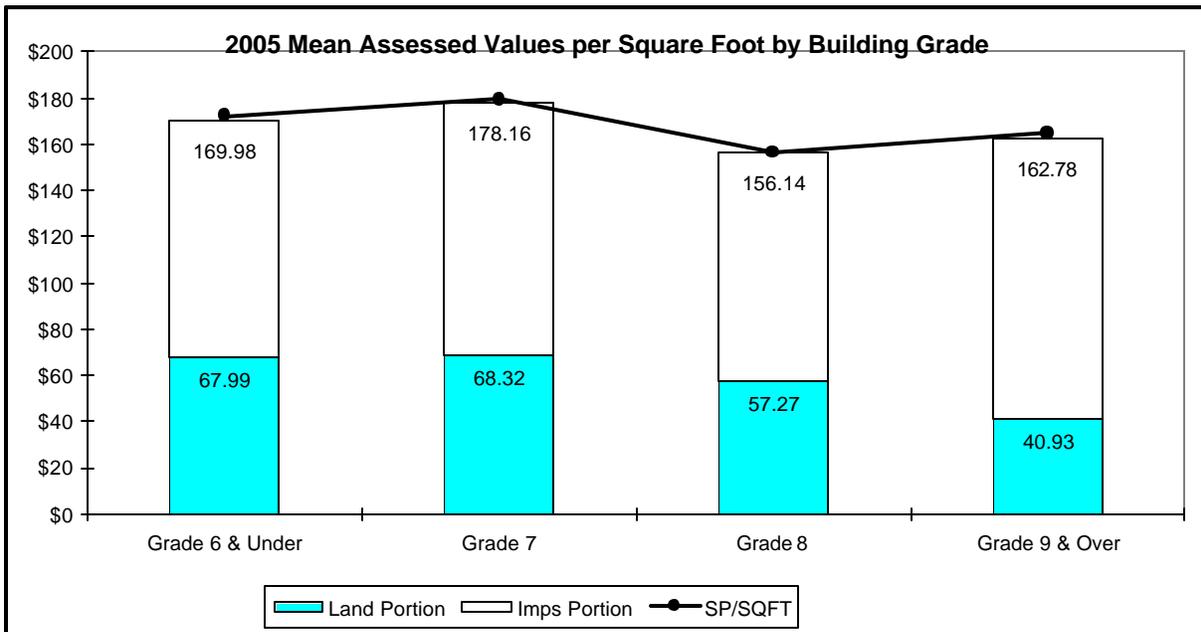
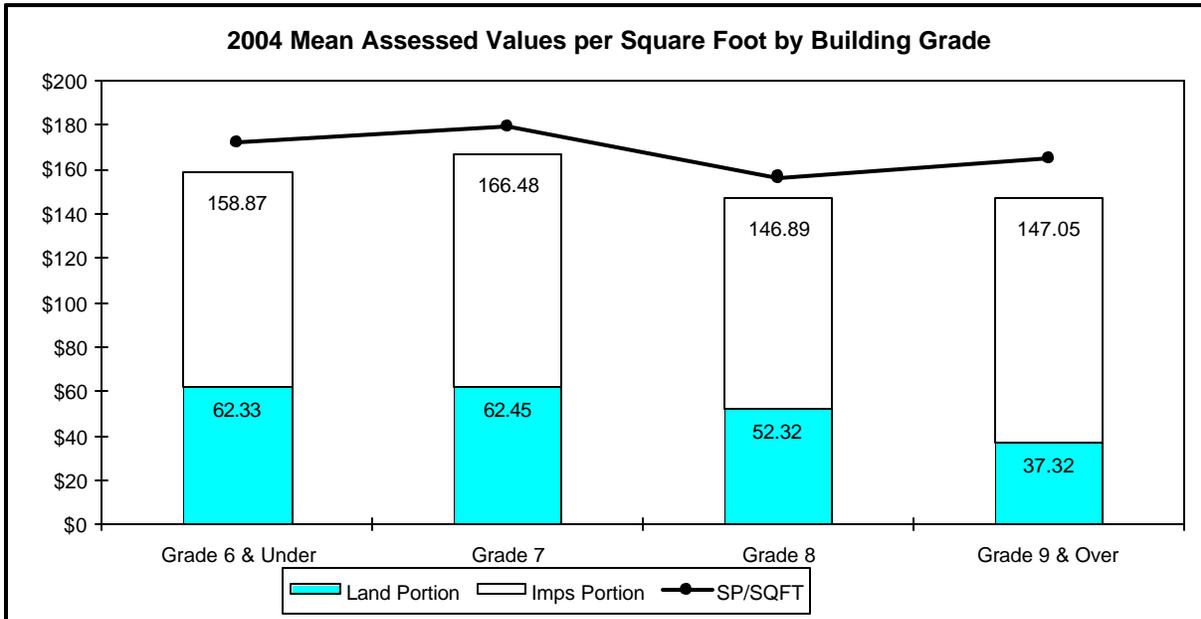
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2004 and 2005 Per Square Foot Values By Above Grade Living Area



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2004 and 2005 Per Square Foot Values By Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements. Grade 9 homes are under represented having only 3 sales, they have been combined with grade 10 homes.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2003 through 11/22/2004 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database. Additional studies were performed January 10, 2005 to test the resultant assessment level using later 2004 sales. There were 47 additional usable sales. The weighted mean ratio dropped from .991 to .987 for one to three unit residences. These changes are not significant.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2004
6. Existing residences where the data for 2004 is significantly different than the data for 2005 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

Based on the 8 usable land sales available in the area, and their 2004 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 9.4% increase in land assessments in the area for the 2005 Assessment Year. The formula is:

$$2005 \text{ Land Value} = 2004 \text{ Land Value} \times 1.10, \text{ with the result rounded down to the next } \$1,000.$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 797 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes adjacent to Fairwood golf course and in Neighborhood 5 (known as Renton Hill with access only from downtown Renton) were at a lower assessment level than average and will receive greater upward adjustment. Homes in Fairwood Park Div No 23 (Major 247353) and Kimberly Lane (Major 386480) were at a much higher Assessment level than others and will receive a downward adjustment. Homes in Carriage Wood Div 1 through 8 (Major's 140260 through 140267) were at a higher Assessment level than average and will receive less of an upward adjustment than other properties.

The derived adjustment formula is:

2005 Total Value = 2004 Total Value / .9333571+ 0.09644689 If Major =247353 + 0.06729886 If Major = 386480 + 0.05111145 If Major = 140260 thru 140267 -0.05245101 If Adjacent to Golf Course -0.03341977 If in Neighborhood 5

The resulting total value is rounded down to the next \$1,000, *then*:

2005 Improvements Value = 2005 Total Value minus 2005 Land Value

An explanatory adjustment table is included in this report.

Other: *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2005 Land Value + Previous Improvement Value * 1.061)
*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
*If "accessory improvements only", the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2005 Land Value + Previous Improvement Value * 1.061).
*If vacant parcels (no improvement value) only the land adjustment applies.
*If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
*If a parcel is coded "non-perc" (sewer system=3), there is no change from previous land value.
*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
*If an improvement is coded "% net condition" or is in "poor" condition, there is no change from previous improvement value (only the land adjustment applies).
*If residential properties exist on commercially zoned land, there is no change from previous value. (2005 total value = 2004 total value)

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

2005 Total Value = 2005 Land Value + Previous Improvement Value * 1.061, with results rounded down to the next \$1,000

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. "Before and after" comparison graphs appear earlier in this report.

Area 30 Annual Update Model Adjustments

2005 Total Value = 2004 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

7.14%

| | |
|--|------------|
| Adjacent to Fairwood Golf Course | Yes |
| % Adjustment | 6.38% |
| In Neighborhood 5 | Yes |
| % Adjustment | 3.98% |
| Fairwood Park DIV NO 23 Major 247353 | Yes |
| % Adjustment | -10.03% |
| Kimberly Lane Major 386480 | Yes |
| % Adjustment | -7.21% |
| Carriage Wood DIV NO 1 thru DIV NO 8 Major's 140260 thru 140267 | Yes |
| % Adjustment | -5.56% |

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a home adjacent to Fairwood Golf Course would *approximately* receive a 13.52% upward adjustment (7.14% + 6.38%). This affects approximately 3.8% of the population (251 Properties). There are 17 sales adjacent to the golf course.

No one parcel will receive a multi variable adjustment.

85% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 30 Summary of Neighborhood Plat Variables

| Plat Number | Plat Name | # Sales | # Pop | % of Pop | QSTR | Sub | Range of Building Grades | Range of Year Built | Nearest Major Roadway |
|--------------------------|-----------------------------------|---------|-------|----------|------------|-----|--------------------------|---------------------|---|
| 247353 | Fairwood Park DIV 23 | 6 | 44 | 13.6% | SE-26-23-5 | 3 | 8 | 1992 thru 1994 | SE 170 TH PL and 160th Ave SE |
| 386480 | Kimberly Lane | 12 | 13 | 92.3% | SE-28-23-5 | 2 | 8 | 2002 | SE 172nd St and 125th Ave SE |
| 140260 thru 140267 | Carriage Wood DIV 1 thru DIV 8 | 32 | 344 | 9.3% | NW-35-23-5 | 3 | 8 | 1981 thru 1992 | SE 183rd Dr and 153rd Pl SE |

Area 30 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is .991.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

| Bldg Grade | Count | 2004 Weighted Mean | 2005 Weighted Mean | Percent Change | 2005 Lower 95% C.L. | 2005 Upper 95% C.L. |
|------------------------------|-------|--------------------|--------------------|----------------|---------------------|---------------------|
| 5 | 2 | 1.006 | 1.076 | 6.9% | 0.419 | 1.733 |
| 6 | 124 | 0.919 | 0.984 | 7.0% | 0.969 | 0.999 |
| 7 | 359 | 0.928 | 0.993 | 7.0% | 0.985 | 1.001 |
| 8 | 260 | 0.934 | 0.993 | 6.3% | 0.983 | 1.003 |
| 9 & Greater | 52 | 0.892 | 0.988 | 10.7% | 0.972 | 1.003 |
| Year Built or Year Renovated | Count | 2004 Weighted Mean | 2005 Weighted Mean | Percent Change | 2005 Lower 95% C.L. | 2005 Upper 95% C.L. |
| 1900-1950 | 15 | 0.913 | 0.997 | 9.3% | 0.947 | 1.047 |
| 1951-1960 | 109 | 0.926 | 0.991 | 7.0% | 0.973 | 1.008 |
| 1961-1970 | 217 | 0.927 | 0.995 | 7.3% | 0.984 | 1.005 |
| 1971-1980 | 255 | 0.928 | 0.994 | 7.1% | 0.984 | 1.004 |
| 1981-1990 | 99 | 0.943 | 0.990 | 5.0% | 0.977 | 1.004 |
| 1991-2000 | 28 | 0.919 | 0.969 | 5.5% | 0.939 | 1.000 |
| 2001-2005 | 74 | 0.901 | 0.986 | 9.4% | 0.971 | 1.002 |
| Condition | Count | 2004 Weighted Mean | 2005 Weighted Mean | Percent Change | 2005 Lower 95% C.L. | 2005 Upper 95% C.L. |
| Average | 505 | 0.919 | 0.985 | 7.2% | 0.979 | 0.992 |
| Good | 280 | 0.936 | 1.004 | 7.2% | 0.994 | 1.013 |
| Very Good | 12 | 0.903 | 0.992 | 9.9% | 0.944 | 1.041 |
| Stories | Count | 2004 Weighted Mean | 2005 Weighted Mean | Percent Change | 2005 Lower 95% C.L. | 2005 Upper 95% C.L. |
| 1 | 595 | 0.929 | 0.995 | 7.1% | 0.988 | 1.001 |
| 1.5 | 24 | 0.897 | 0.962 | 7.2% | 0.931 | 0.992 |
| 2 | 178 | 0.917 | 0.987 | 7.5% | 0.976 | 0.997 |
| Above Grade Living Area | Count | 2004 Weighted Mean | 2005 Weighted Mean | Percent Change | 2005 Lower 95% C.L. | 2005 Upper 95% C.L. |
| 0-1000 | 68 | 0.937 | 1.004 | 7.1% | 0.984 | 1.023 |
| 1001-1500 | 418 | 0.930 | 0.993 | 6.8% | 0.985 | 1.001 |
| 1501-2000 | 160 | 0.937 | 1.000 | 6.8% | 0.988 | 1.013 |
| 2001-2500 | 64 | 0.915 | 0.973 | 6.3% | 0.955 | 0.990 |
| 2501-3000 | 20 | 0.920 | 0.962 | 4.5% | 0.915 | 1.008 |
| 3001-4000 | 67 | 0.895 | 0.986 | 10.2% | 0.970 | 1.003 |

Area 30 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

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The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

| View Y/N | Count | 2004 Weighted Mean | 2005 Weighted Mean | Percent Change | 2005 Lower 95% C.L. | 2005 Upper 95% C.L. |
|-------------------------|-------|--------------------|--------------------|----------------|---------------------|---------------------|
| N | 767 | 0.926 | 0.992 | 7.1% | 0.986 | 0.997 |
| Y | 30 | 0.892 | 0.980 | 9.9% | 0.944 | 1.015 |
| Wft Y/N | Count | 2004 Weighted Mean | 2005 Weighted Mean | Percent Change | 2005 Lower 95% C.L. | 2005 Upper 95% C.L. |
| N | 797 | 0.924 | 0.991 | 7.2% | 0.986 | 0.997 |
| Y | NA | NA | NA | NA | NA | NA |
| Sub | Count | 2004 Weighted Mean | 2005 Weighted Mean | Percent Change | 2005 Lower 95% C.L. | 2005 Upper 95% C.L. |
| 2 | 541 | 0.920 | 0.991 | 7.7% | 0.984 | 0.997 |
| 3 | 256 | 0.933 | 0.993 | 6.4% | 0.983 | 1.002 |
| Lot Size | Count | 2004 Weighted Mean | 2005 Weighted Mean | Percent Change | 2005 Lower 95% C.L. | 2005 Upper 95% C.L. |
| <3000 | 4 | 1.021 | 1.092 | 6.9% | 0.965 | 1.219 |
| 03000-05000 | 51 | 0.926 | 1.002 | 8.2% | 0.982 | 1.022 |
| 05001-08000 | 340 | 0.929 | 0.995 | 7.1% | 0.987 | 1.003 |
| 08001-12000 | 326 | 0.924 | 0.990 | 7.1% | 0.981 | 0.999 |
| 12001-16000 | 47 | 0.895 | 0.961 | 7.4% | 0.940 | 0.982 |
| 16001-20000 | 14 | 0.905 | 0.976 | 7.7% | 0.930 | 1.021 |
| 20001-30000 | 9 | 0.932 | 1.001 | 7.4% | 0.922 | 1.079 |
| 30001-43559 | 3 | 0.956 | 1.022 | 6.9% | 0.557 | 1.487 |
| 1AC-3AC | 3 | 0.873 | 0.934 | 7.0% | 0.568 | 1.299 |
| Adjacent to Golf Course | Count | 2004 Weighted Mean | 2005 Weighted Mean | Percent Change | 2005 Lower 95% C.L. | 2005 Upper 95% C.L. |
| N | 780 | 0.926 | 0.991 | 7.1% | 0.986 | 0.997 |
| Y | 17 | 0.876 | 0.993 | 13.3% | 0.960 | 1.025 |
| Neighborhood 5 | Count | 2004 Weighted Mean | 2005 Weighted Mean | Percent Change | 2005 Lower 95% C.L. | 2005 Upper 95% C.L. |
| N | 727 | 0.930 | 0.991 | 6.5% | 0.985 | 0.997 |
| Y | 70 | 0.893 | 0.992 | 11.0% | 0.975 | 1.009 |

Area 30 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is .991.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

| Major 247353 | Count | 2004 Weighted Mean | 2005 Weighted Mean | Percent Change | 2005 Lower 95% C.L. | 2005 Upper 95% C.L. |
|----------------------------|-------|--------------------|--------------------|----------------|---------------------|---------------------|
| N | 791 | 0.923 | 0.991 | 7.3% | 0.986 | 0.997 |
| Y | 6 | 1.027 | 0.996 | -3.0% | 0.945 | 1.047 |
| Major 386480 | Count | 2004 Weighted Mean | 2005 Weighted Mean | Percent Change | 2005 Lower 95% C.L. | 2005 Upper 95% C.L. |
| N | 785 | 0.923 | 0.991 | 7.4% | 0.986 | 0.997 |
| Y | 12 | 0.988 | 0.984 | -0.4% | 0.926 | 1.042 |
| Major's 140260 thru 140267 | Count | 2004 Weighted Mean | 2005 Weighted Mean | Percent Change | 2005 Lower 95% C.L. | 2005 Upper 95% C.L. |
| N | 765 | 0.922 | 0.991 | 7.5% | 0.985 | 0.997 |
| Y | 32 | 0.981 | 0.995 | 1.4% | 0.974 | 1.016 |

Annual Update Ratio Study Report (Before)

2004 Assessments

| | | | |
|--|---------------------------------|---|--|
| District/Team: SE / Team - 2 | Lien Date: 01/01/2004 | Date of Report: 1/27/2005 | Sales Dates: 1/2003 - 11/22/04 |
| Area Fairwood - Area 30 | Appr ID: RSOW | Property Type: 1 to 3 Unit Residences | Adjusted for time?: No |

| | |
|--------------------------|---------|
| SAMPLE STATISTICS | |
| Sample size (n) | 797 |
| Mean Assessed Value | 241,900 |
| Mean Sales Price | 261,700 |
| Standard Deviation AV | 79.737 |
| Standard Deviation SP | 93.216 |

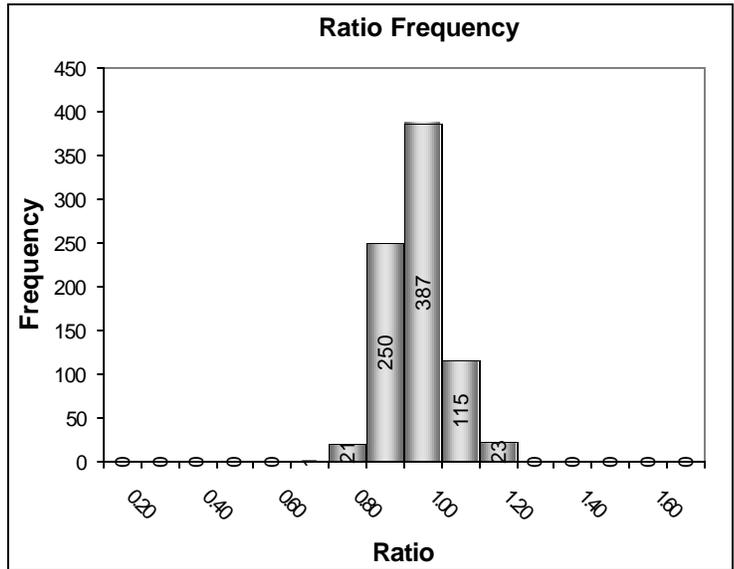
| | |
|-------------------------|-------|
| ASSESSMENT LEVEL | |
| Arithmetic Mean Ratio | 0.933 |
| Median Ratio | 0.932 |
| Weighted Mean Ratio | 0.924 |

| | |
|----------------------------------|-------|
| UNIFORMITY | |
| Lowest ratio | 0.662 |
| Highest ratio: | 1.177 |
| Coefficient of Dispersion | 6.50% |
| Standard Deviation | 0.077 |
| Coefficient of Variation | 8.24% |
| Price Related Differential (PRD) | 1.009 |

| | |
|-------------------------------|-------|
| RELIABILITY | |
| 95% Confidence: Median | |
| Lower limit | 0.925 |
| Upper limit | 0.936 |
| 95% Confidence: Mean | |
| Lower limit | 0.928 |
| Upper limit | 0.938 |

| | |
|-----------------------------------|-------|
| SAMPLE SIZE EVALUATION | |
| N (population size) | 6618 |
| B (acceptable error - in decimal) | 0.05 |
| S (estimated from this sample) | 0.077 |
| Recommended minimum: | 9 |
| Actual sample size: | 797 |
| Conclusion: | OK |

| | |
|---|---------|
| NORMALITY | |
| Binomial Test | |
| # ratios below mean: | 405 |
| # ratios above mean: | 392 |
| z: | 0.460 |
| Conclusion: | Normal* |
| <i>*i.e. no evidence of non-normality</i> | |



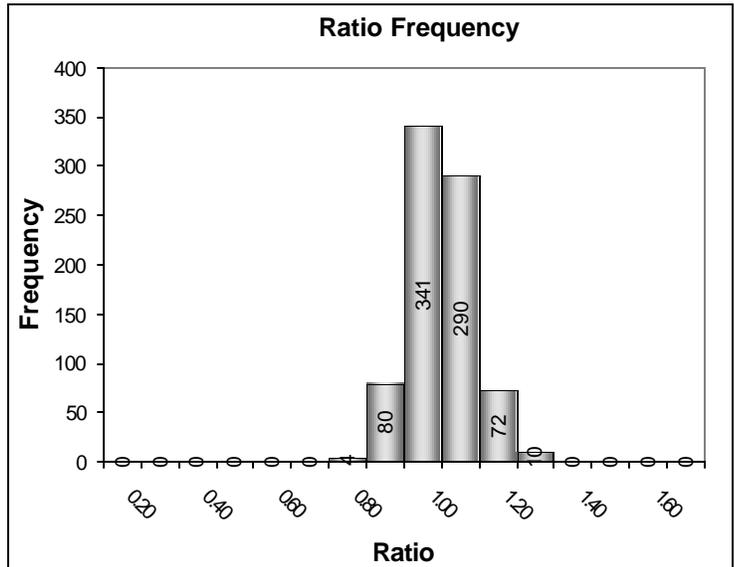
COMMENTS:

1 to 3 Unit Residences throughout area 30

Annual Update Ratio Study Report (After)

2005 Assessments

| | | | |
|---|---------------------------------|---|--|
| District/Team: SE / Team - 2 | Lien Date: 01/01/2005 | Date of Report: 1/27/2005 | Sales Dates: 1/2003 - 11/22/04 |
| Area Fairwood - Area 30 | Appr ID: RSOW | Property Type: 1 to 3 Unit Residences | Adjusted for time?: No |
| SAMPLE STATISTICS | | | |
| Sample size (n) | 797 | | |
| Mean Assessed Value | 259,400 | | |
| Mean Sales Price | 261,700 | | |
| Standard Deviation AV | 89.521 | | |
| Standard Deviation SP | 93.216 | | |
| ASSESSMENT LEVEL | | | |
| Arithmetic Mean Ratio | 0.998 | | |
| Median Ratio | 0.995 | | |
| Weighted Mean Ratio | 0.991 | | |
| UNIFORMITY | | | |
| Lowest ratio | 0.708 | | |
| Highest ratio: | 1.258 | | |
| Coefficient of Dispersion | 6.28% | | |
| Standard Deviation | 0.079 | | |
| Coefficient of Variation | 7.96% | | |
| Price Related Differential (PRD) | 1.007 | | |
| RELIABILITY | | | |
| 95% Confidence: Median | | | |
| Lower limit | 0.988 | | |
| Upper limit | 1.000 | | |
| 95% Confidence: Mean | | | |
| Lower limit | 0.992 | | |
| Upper limit | 1.003 | | |
| SAMPLE SIZE EVALUATION | | | |
| N (population size) | 6618 | | |
| B (acceptable error - in decimal) | 0.05 | | |
| S (estimated from this sample) | 0.079 | | |
| Recommended minimum: | 10 | | |
| Actual sample size: | 797 | | |
| Conclusion: | OK | | |
| NORMALITY | | | |
| Binomial Test | | | |
| # ratios below mean: | 414 | | |
| # ratios above mean: | 383 | | |
| z: | 1.098 | | |
| Conclusion: | Normal* | | |
| <i>*i.e. no evidence of non-normality</i> | | | |



COMMENTS:

1 to 3 Unit Residences throughout area 30

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

- | | |
|--------------|---|
| 1= Poor | Many repairs needed. Showing serious deterioration |
| 2= Fair | Some repairs needed immediately. Much deferred maintenance. |
| 3= Average | Depending upon age of improvement; normal amount of upkeep for the age of the home. |
| 4= Good | Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain |
| 5= Very Good | Excellent maintenance and updating on home. Not a total renovation. |

Residential Building Grades

- | | |
|--------------|--|
| Grades 1 - 3 | Falls short of minimum building standards. Normally cabin or inferior structure. |
| Grade 4 | Generally older low quality construction. Does not meet code. |
| Grade 5 | Lower construction costs and workmanship. Small, simple design. |
| Grade 6 | Lowest grade currently meeting building codes. Low quality materials, simple designs. |
| Grade 7 | Average grade of construction and design. Commonly seen in plats and older subdivisions. |
| Grade 8 | Just above average in construction and design. Usually better materials in both the exterior and interior finishes. |
| Grade 9 | Better architectural design, with extra exterior and interior design and quality. |
| Grade 10 | Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage. |
| Grade 11 | Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options. |
| Grade 12 | Custom design and excellent builders. All materials are of the highest quality and all conveniences are present. |
| Grade 13 | Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries. |

**Improved Sales Used in this Annual Update Analysis
Area 30
(1 to 3 Unit Residences)**

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|-------------------|
| 002 | 008800 | 0501 | 2/20/04 | \$164,950 | 780 | 0 | 5 | 1960 | 4 | 22500 | N | N | 16474 109TH AV SE |
| 002 | 008800 | 0590 | 5/7/03 | \$165,000 | 780 | 0 | 5 | 1947 | 4 | 13500 | N | N | 10955 SE 164TH ST |
| 002 | 329470 | 0190 | 7/22/04 | \$164,000 | 680 | 0 | 6 | 1909 | 4 | 9372 | N | N | 1315 S 7TH ST |
| 002 | 142350 | 0750 | 10/17/03 | \$170,000 | 790 | 0 | 6 | 1959 | 4 | 8413 | N | N | 16244 122ND AV SE |
| 002 | 337810 | 0020 | 6/25/03 | \$156,000 | 790 | 0 | 6 | 1948 | 4 | 7176 | N | N | 10738 SE 165TH ST |
| 002 | 142320 | 0025 | 7/22/03 | \$160,750 | 800 | 0 | 6 | 1957 | 3 | 9450 | N | N | 11631 SE 163RD ST |
| 002 | 142320 | 0120 | 9/12/03 | \$166,950 | 800 | 0 | 6 | 1958 | 4 | 9450 | N | N | 11626 SE 164TH ST |
| 002 | 008800 | 0049 | 9/15/04 | \$183,000 | 820 | 0 | 6 | 1959 | 3 | 12880 | N | N | 16023 114TH AV SE |
| 002 | 143260 | 0090 | 3/25/03 | \$167,950 | 860 | 0 | 6 | 1958 | 4 | 7560 | N | N | 15735 117TH AV SE |
| 002 | 722140 | 0080 | 12/18/03 | \$280,000 | 870 | 400 | 6 | 1927 | 4 | 13500 | Y | N | 329 RENTON AV S |
| 002 | 143240 | 0150 | 6/3/04 | \$183,000 | 920 | 0 | 6 | 1958 | 4 | 7841 | N | N | 16835 125TH AV SE |
| 002 | 143240 | 0390 | 12/10/03 | \$179,950 | 920 | 0 | 6 | 1958 | 4 | 7560 | N | N | 17004 122ND AV SE |
| 002 | 143240 | 0770 | 5/23/03 | \$169,950 | 920 | 0 | 6 | 1958 | 4 | 7099 | N | N | 11908 SE 169TH PL |
| 002 | 143240 | 0885 | 6/23/03 | \$162,000 | 920 | 0 | 6 | 1958 | 5 | 7560 | N | N | 11902 SE 170TH PL |
| 002 | 143240 | 0900 | 8/13/04 | \$204,950 | 920 | 0 | 6 | 1958 | 4 | 7230 | N | N | 12008 SE 170TH PL |
| 002 | 143260 | 0350 | 9/8/03 | \$179,487 | 920 | 0 | 6 | 1958 | 4 | 7560 | N | N | 15767 119TH PL SE |
| 002 | 143260 | 0410 | 8/12/04 | \$190,000 | 920 | 0 | 6 | 1958 | 3 | 7560 | N | N | 15856 118TH AV SE |
| 002 | 143270 | 0590 | 7/22/03 | \$220,000 | 920 | 920 | 6 | 1959 | 4 | 7560 | N | N | 12627 SE 169TH PL |
| 002 | 143270 | 0840 | 4/28/03 | \$186,000 | 920 | 480 | 6 | 1959 | 3 | 7560 | N | N | 12730 SE 171ST PL |
| 002 | 143270 | 0850 | 10/28/04 | \$215,000 | 920 | 430 | 6 | 1959 | 3 | 7345 | N | N | 12736 SE 171ST PL |
| 002 | 143270 | 0850 | 12/16/03 | \$184,500 | 920 | 430 | 6 | 1959 | 3 | 7345 | N | N | 12736 SE 171ST PL |
| 002 | 143270 | 0970 | 7/29/04 | \$234,950 | 920 | 920 | 6 | 1959 | 4 | 9128 | N | N | 12724 SE 172ND ST |
| 002 | 142340 | 0295 | 8/16/04 | \$169,500 | 940 | 0 | 6 | 1958 | 3 | 9045 | N | N | 16124 120TH AV SE |
| 002 | 143270 | 0730 | 4/10/03 | \$169,950 | 940 | 0 | 6 | 1959 | 4 | 7560 | N | N | 12659 SE 170TH ST |
| 002 | 143240 | 0060 | 4/2/04 | \$162,500 | 950 | 0 | 6 | 1958 | 4 | 7560 | N | N | 17018 124TH AV SE |
| 002 | 143240 | 0540 | 9/16/03 | \$174,900 | 950 | 0 | 6 | 1958 | 4 | 7560 | N | N | 16842 121ST AV SE |
| 002 | 143240 | 0870 | 5/23/03 | \$175,000 | 950 | 0 | 6 | 1958 | 3 | 7560 | N | N | 11860 SE 170TH PL |
| 002 | 143240 | 0975 | 7/2/04 | \$185,000 | 950 | 0 | 6 | 1958 | 4 | 9767 | N | N | 11909 SE 169TH PL |
| 002 | 008800 | 0771 | 2/11/04 | \$200,000 | 960 | 0 | 6 | 1951 | 4 | 12566 | N | N | 16439 109TH AV SE |
| 002 | 142340 | 0300 | 9/23/03 | \$180,000 | 960 | 0 | 6 | 1958 | 4 | 9045 | N | N | 16118 120TH AV SE |
| 002 | 142350 | 0700 | 2/20/04 | \$175,000 | 960 | 0 | 6 | 1959 | 4 | 8663 | N | N | 16215 123RD AV SE |

**Improved Sales Used in this Annual Update Analysis
Area 30
(1 to 3 Unit Residences)**

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|----------------------|
| 002 | 143240 | 0445 | 10/21/03 | \$182,500 | 970 | 0 | 6 | 1958 | 3 | 7560 | N | N | 17033 123RD AV SE |
| 002 | 143270 | 0130 | 9/2/03 | \$180,950 | 970 | 0 | 6 | 1959 | 3 | 11092 | N | N | 16804 126TH AV SE |
| 002 | 143270 | 1490 | 6/17/04 | \$189,450 | 970 | 0 | 6 | 1960 | 4 | 7560 | N | N | 16868 125TH AV SE |
| 002 | 143270 | 1560 | 4/26/04 | \$190,000 | 970 | 0 | 6 | 1960 | 4 | 11734 | N | N | 16925 125TH PL SE |
| 002 | 143300 | 0020 | 4/28/03 | \$180,000 | 970 | 0 | 6 | 1960 | 4 | 7865 | N | N | 17116 125TH PL SE |
| 002 | 143300 | 0060 | 6/10/03 | \$162,000 | 970 | 0 | 6 | 1960 | 3 | 8812 | N | N | 12520 SE 172ND ST |
| 002 | 143240 | 0145 | 8/24/04 | \$197,500 | 980 | 0 | 6 | 1958 | 4 | 7817 | N | N | 16841 125TH AV SE |
| 002 | 282305 | 9056 | 10/7/03 | \$169,900 | 990 | 0 | 6 | 1985 | 3 | 6750 | N | N | 17428 116TH AV SE |
| 002 | 143240 | 0580 | 9/14/04 | \$197,000 | 1010 | 0 | 6 | 1958 | 3 | 10027 | N | N | 16982 121ST AV SE |
| 002 | 143240 | 0765 | 3/19/03 | \$160,000 | 1010 | 0 | 6 | 1958 | 3 | 8666 | N | N | 16804 119TH AV SE |
| 002 | 143240 | 0875 | 5/11/04 | \$174,660 | 1010 | 0 | 6 | 1958 | 3 | 7560 | N | N | 11868 SE 170TH PL |
| 002 | 143240 | 0930 | 5/18/04 | \$185,000 | 1010 | 0 | 6 | 1958 | 4 | 8794 | N | N | 12029 SE 169TH PL |
| 002 | 289270 | 0100 | 8/25/04 | \$185,000 | 1010 | 0 | 6 | 1961 | 4 | 8047 | N | N | 17009 113TH AV SE |
| 002 | 143240 | 0560 | 9/29/04 | \$180,000 | 1030 | 0 | 6 | 1958 | 4 | 7560 | N | N | 16950 121ST AV SE |
| 002 | 282305 | 9119 | 2/18/04 | \$200,000 | 1030 | 0 | 6 | 1977 | 3 | 9652 | N | N | 17304 117TH AV SE |
| 002 | 143260 | 0605 | 9/30/04 | \$196,000 | 1060 | 0 | 6 | 1959 | 3 | 7200 | N | N | 15763 118TH AV SE |
| 002 | 864550 | 0720 | 2/21/03 | \$224,500 | 1060 | 530 | 6 | 2000 | 3 | 7700 | N | N | 1617 GLENNWOOD AV SE |
| 002 | 143260 | 0675 | 11/25/03 | \$198,597 | 1070 | 0 | 6 | 1959 | 4 | 7700 | N | N | 11710 SE 157TH ST |
| 002 | 142340 | 0280 | 2/6/04 | \$210,000 | 1080 | 0 | 6 | 1958 | 3 | 9045 | N | N | 16144 120TH AV SE |
| 002 | 142340 | 0310 | 4/22/03 | \$179,000 | 1080 | 0 | 6 | 1958 | 4 | 10228 | N | N | 16102 120TH AV SE |
| 002 | 142350 | 0470 | 12/17/03 | \$215,000 | 1120 | 0 | 6 | 1959 | 4 | 26785 | N | N | 12124 SE 161ST ST |
| 002 | 142340 | 0285 | 5/20/04 | \$207,600 | 1130 | 0 | 6 | 1958 | 4 | 9045 | N | N | 16136 120TH AV SE |
| 002 | 142320 | 0005 | 4/23/04 | \$155,000 | 1140 | 0 | 6 | 1957 | 3 | 9450 | N | N | 11603 SE 163RD ST |
| 002 | 142350 | 0020 | 8/6/04 | \$205,000 | 1140 | 0 | 6 | 1959 | 3 | 9045 | N | N | 16237 121ST AV SE |
| 002 | 143270 | 0540 | 3/2/04 | \$177,500 | 1150 | 0 | 6 | 1959 | 3 | 7560 | N | N | 12663 SE 169TH PL |
| 002 | 863710 | 0060 | 1/28/03 | \$182,000 | 1150 | 0 | 6 | 1993 | 3 | 4172 | N | N | 10920 SE 170TH ST |
| 002 | 143260 | 0720 | 10/13/03 | \$200,000 | 1160 | 0 | 6 | 1959 | 4 | 7630 | N | N | 11838 SE 157TH PL |
| 002 | 142320 | 0090 | 10/5/04 | \$156,500 | 1170 | 0 | 6 | 1958 | 4 | 9450 | N | N | 11668 SE 164TH ST |
| 002 | 143240 | 0090 | 6/27/03 | \$178,500 | 1170 | 0 | 6 | 1958 | 3 | 8314 | N | N | 17121 125TH AV SE |
| 002 | 143240 | 0115 | 7/27/04 | \$203,870 | 1170 | 0 | 6 | 1958 | 4 | 7667 | N | N | 17017 125TH AV SE |
| 002 | 143240 | 0720 | 10/13/03 | \$199,000 | 1170 | 0 | 6 | 1958 | 4 | 7394 | N | N | 12028 SE 169TH PL |

**Improved Sales Used in this Annual Update Analysis
Area 30
(1 to 3 Unit Residences)**

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|-------------------|
| 002 | 143260 | 0020 | 9/27/04 | \$197,950 | 1180 | 0 | 6 | 1958 | 4 | 7560 | N | N | 15726 116TH AV SE |
| 002 | 143260 | 0230 | 1/8/03 | \$161,000 | 1180 | 0 | 6 | 1959 | 3 | 8136 | N | N | 15771 120TH AV SE |
| 002 | 292305 | 9096 | 3/17/04 | \$149,950 | 1180 | 0 | 6 | 1957 | 3 | 7290 | N | N | 11307 SE 169TH ST |
| 002 | 143240 | 0295 | 7/24/03 | \$167,400 | 1190 | 0 | 6 | 1958 | 3 | 7560 | N | N | 17003 124TH AV SE |
| 002 | 143240 | 0665 | 9/23/04 | \$215,290 | 1190 | 0 | 6 | 1958 | 4 | 7560 | N | N | 16819 122ND AV SE |
| 002 | 143240 | 1175 | 10/14/03 | \$176,500 | 1190 | 0 | 6 | 1958 | 4 | 10025 | N | N | 12415 SE 172ND ST |
| 002 | 143260 | 0450 | 7/10/03 | \$182,950 | 1190 | 0 | 6 | 1958 | 3 | 10476 | N | N | 15799 118TH PL SE |
| 002 | 143260 | 0685 | 9/28/04 | \$195,000 | 1190 | 0 | 6 | 1959 | 3 | 7700 | N | N | 11722 SE 157TH ST |
| 002 | 863710 | 0020 | 9/5/03 | \$203,000 | 1190 | 0 | 6 | 1994 | 3 | 4080 | N | N | 10944 SE 170TH ST |
| 002 | 863710 | 0050 | 8/22/03 | \$200,000 | 1190 | 0 | 6 | 1993 | 3 | 4080 | N | N | 10926 SE 170TH ST |
| 002 | 863710 | 0080 | 2/26/04 | \$207,500 | 1190 | 0 | 6 | 1993 | 3 | 4110 | N | N | 10931 SE 169TH PL |
| 002 | 863710 | 0280 | 10/8/04 | \$215,000 | 1190 | 0 | 6 | 1993 | 3 | 4402 | N | N | 10918 SE 169TH PL |
| 002 | 863710 | 0340 | 2/2/04 | \$206,000 | 1190 | 0 | 6 | 1994 | 3 | 4709 | N | N | 17013 110TH PL SE |
| 002 | 008800 | 0761 | 10/22/04 | \$208,000 | 1200 | 0 | 6 | 1986 | 3 | 12480 | N | N | 16443 109TH AV SE |
| 002 | 142350 | 0370 | 7/28/04 | \$208,000 | 1200 | 0 | 6 | 1959 | 4 | 8625 | N | N | 16127 122ND AV SE |
| 002 | 142350 | 0430 | 5/16/03 | \$197,950 | 1200 | 0 | 6 | 1959 | 4 | 12329 | N | N | 12100 SE 161ST ST |
| 002 | 142350 | 0790 | 9/28/04 | \$212,000 | 1210 | 0 | 6 | 1959 | 4 | 8413 | N | N | 16212 122ND AV SE |
| 002 | 143240 | 0170 | 9/23/04 | \$200,000 | 1210 | 0 | 6 | 1958 | 3 | 8729 | N | N | 16803 125TH AV SE |
| 002 | 143240 | 0170 | 8/1/03 | \$170,000 | 1210 | 0 | 6 | 1958 | 3 | 8729 | N | N | 16803 125TH AV SE |
| 002 | 143240 | 0285 | 2/20/03 | \$185,000 | 1220 | 0 | 6 | 1958 | 4 | 7560 | N | N | 17017 124TH AV SE |
| 002 | 142350 | 0140 | 6/11/04 | \$180,000 | 1230 | 0 | 6 | 1959 | 4 | 9450 | N | N | 16111 121ST AV SE |
| 002 | 142350 | 0690 | 8/6/03 | \$160,000 | 1230 | 0 | 6 | 1959 | 4 | 10629 | N | N | 16203 123RD AV SE |
| 002 | 143270 | 1390 | 7/23/04 | \$210,000 | 1240 | 0 | 6 | 1959 | 4 | 7560 | N | N | 17017 127TH AV SE |
| 002 | 143270 | 1390 | 5/27/03 | \$199,500 | 1240 | 0 | 6 | 1959 | 4 | 7560 | N | N | 17017 127TH AV SE |
| 002 | 142340 | 0170 | 8/5/03 | \$189,500 | 1250 | 0 | 6 | 1958 | 4 | 9208 | N | N | 16125 120TH AV SE |
| 002 | 143240 | 0020 | 9/14/04 | \$180,000 | 1250 | 0 | 6 | 1958 | 4 | 7560 | N | N | 16828 124TH AV SE |
| 002 | 143240 | 0100 | 6/4/04 | \$202,950 | 1250 | 0 | 6 | 1958 | 4 | 7596 | N | N | 17109 125TH AV SE |
| 002 | 143240 | 0345 | 11/18/03 | \$195,900 | 1250 | 0 | 6 | 1958 | 4 | 8314 | N | N | 16804 122ND AV SE |
| 002 | 143270 | 0690 | 4/29/04 | \$190,000 | 1250 | 0 | 6 | 1959 | 4 | 7560 | N | N | 12652 SE 170TH ST |
| 002 | 143270 | 0950 | 4/5/04 | \$195,000 | 1250 | 0 | 6 | 1959 | 3 | 8222 | N | N | 17130 127TH AV SE |
| 002 | 143260 | 0305 | 11/24/03 | \$173,000 | 1270 | 0 | 6 | 1958 | 3 | 15120 | N | N | 15786 118TH PL SE |

**Improved Sales Used in this Annual Update Analysis
Area 30
(1 to 3 Unit Residences)**

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|-------------------|
| 002 | 143260 | 0375 | 6/16/03 | \$183,000 | 1270 | 0 | 6 | 1959 | 3 | 7035 | N | N | 15752 118TH AV SE |
| 002 | 143300 | 0040 | 8/29/03 | \$188,900 | 1280 | 0 | 6 | 1960 | 4 | 9463 | N | N | 17117 125TH PL SE |
| 002 | 863710 | 0210 | 10/21/04 | \$224,500 | 1290 | 0 | 6 | 1994 | 3 | 5440 | N | N | 10952 SE 169TH PL |
| 002 | 863710 | 0330 | 4/26/04 | \$212,000 | 1290 | 0 | 6 | 1994 | 3 | 4581 | N | N | 17007 110TH PL SE |
| 002 | 143260 | 0570 | 9/24/04 | \$195,500 | 1300 | 0 | 6 | 1959 | 4 | 7700 | N | N | 15851 118TH AV SE |
| 002 | 142350 | 0190 | 10/16/03 | \$178,000 | 1330 | 0 | 6 | 1959 | 4 | 8413 | N | N | 16220 121ST AV SE |
| 002 | 143260 | 0150 | 10/26/04 | \$206,900 | 1330 | 0 | 6 | 1958 | 3 | 9840 | N | N | 11719 SE 160TH ST |
| 002 | 863710 | 0370 | 5/5/04 | \$206,000 | 1340 | 0 | 6 | 1994 | 3 | 5670 | N | N | 17025 110TH PL SE |
| 002 | 008800 | 0407 | 11/6/03 | \$172,500 | 1350 | 0 | 6 | 1952 | 4 | 33021 | N | N | 16606 111TH AV SE |
| 002 | 722900 | 0010 | 5/6/04 | \$240,000 | 1350 | 0 | 6 | 1959 | 4 | 10800 | N | N | 17211 129TH AV SE |
| 002 | 143240 | 0155 | 2/24/04 | \$208,800 | 1360 | 0 | 6 | 1958 | 4 | 7865 | N | N | 16827 125TH AV SE |
| 002 | 143270 | 1540 | 8/27/04 | \$222,000 | 1370 | 0 | 6 | 1959 | 3 | 9364 | N | N | 16943 125TH PL SE |
| 002 | 289270 | 0041 | 10/29/04 | \$224,500 | 1370 | 0 | 6 | 1963 | 4 | 7439 | N | N | 17022 113TH AV SE |
| 002 | 143240 | 0750 | 6/18/03 | \$186,969 | 1410 | 0 | 6 | 1958 | 3 | 7560 | N | N | 16819 121ST AV SE |
| 002 | 143260 | 0360 | 1/30/04 | \$184,000 | 1410 | 0 | 6 | 1958 | 4 | 7560 | N | N | 15759 119TH PL SE |
| 002 | 143260 | 0715 | 6/30/03 | \$185,000 | 1410 | 0 | 6 | 1959 | 4 | 7630 | N | N | 11832 SE 157TH PL |
| 002 | 143240 | 0555 | 9/20/04 | \$222,500 | 1420 | 0 | 6 | 1958 | 4 | 8926 | N | N | 16864 121ST AV SE |
| 002 | 143240 | 0525 | 7/28/04 | \$195,950 | 1430 | 0 | 6 | 1958 | 5 | 7560 | N | N | 16820 121ST AV SE |
| 002 | 143240 | 1015 | 7/26/04 | \$210,000 | 1440 | 0 | 6 | 1958 | 4 | 7200 | N | N | 11659 SE 170TH PL |
| 002 | 722140 | 0100 | 10/21/04 | \$279,000 | 1440 | 0 | 6 | 1984 | 3 | 4622 | Y | N | 411 RENTON AV S |
| 002 | 143240 | 0805 | 7/23/04 | \$212,000 | 1450 | 0 | 6 | 1958 | 4 | 8882 | N | N | 16803 120TH AV SE |
| 002 | 143260 | 0140 | 11/12/03 | \$194,530 | 1490 | 0 | 6 | 1958 | 3 | 9825 | N | N | 11711 SE 160TH ST |
| 002 | 143270 | 0310 | 4/5/04 | \$190,800 | 1500 | 0 | 6 | 1959 | 4 | 7560 | N | N | 12673 SE 169TH ST |
| 002 | 143240 | 0590 | 4/1/04 | \$225,446 | 1520 | 0 | 6 | 1958 | 3 | 8495 | N | N | 12116 SE 170TH PL |
| 002 | 143240 | 1070 | 1/12/04 | \$211,000 | 1660 | 0 | 6 | 1958 | 3 | 7200 | N | N | 11867 SE 170TH PL |
| 002 | 008800 | 0022 | 6/23/04 | \$220,600 | 1720 | 0 | 6 | 1947 | 3 | 14400 | N | N | 11114 SE 162ND ST |
| 002 | 143240 | 0475 | 8/24/04 | \$230,000 | 1810 | 0 | 6 | 1958 | 4 | 8926 | N | N | 16855 123RD AV SE |
| 002 | 143270 | 0040 | 1/14/03 | \$205,950 | 1830 | 0 | 6 | 1959 | 4 | 7560 | N | N | 12677 SE 168TH ST |
| 002 | 008800 | 0441 | 10/1/03 | \$227,500 | 2880 | 0 | 6 | 1940 | 4 | 7200 | N | N | 16420 111TH AV SE |
| 002 | 329470 | 0030 | 2/26/04 | \$204,900 | 800 | 550 | 7 | 1912 | 5 | 8700 | N | N | 814 CEDAR AV S |
| 002 | 329470 | 0173 | 5/20/03 | \$235,000 | 840 | 480 | 7 | 1952 | 4 | 9394 | Y | N | 805 GRANT AV S |

**Improved Sales Used in this Annual Update Analysis
Area 30
(1 to 3 Unit Residences)**

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|------------------------|
| 002 | 864552 | 0190 | 3/21/03 | \$188,000 | 870 | 840 | 7 | 1979 | 3 | 7656 | N | N | 3115 SE 19TH CT |
| 002 | 864553 | 0250 | 3/31/03 | \$219,950 | 870 | 840 | 7 | 1980 | 3 | 8436 | N | N | 1409 OLYMPIA AV SE |
| 002 | 247336 | 0020 | 6/5/03 | \$210,000 | 880 | 530 | 7 | 1981 | 3 | 9608 | N | N | 17222 134TH AV SE |
| 002 | 247336 | 0140 | 8/21/03 | \$225,000 | 880 | 400 | 7 | 1981 | 4 | 15436 | N | N | 13413 SE 171ST PL |
| 002 | 864552 | 0050 | 5/22/04 | \$238,500 | 890 | 860 | 7 | 1980 | 3 | 7590 | N | N | 3215 SE 20TH CT |
| 002 | 142390 | 0790 | 5/7/03 | \$184,950 | 910 | 0 | 7 | 1967 | 4 | 8146 | N | N | 12325 SE 167TH ST |
| 002 | 142390 | 1110 | 3/25/03 | \$182,000 | 910 | 0 | 7 | 1967 | 4 | 9562 | N | N | 16621 123RD AV SE |
| 002 | 864550 | 0650 | 9/13/04 | \$258,500 | 910 | 900 | 7 | 1977 | 3 | 9758 | N | N | 1821 LAKE YOUNGS WY SE |
| 002 | 143310 | 0150 | 8/5/04 | \$196,350 | 940 | 0 | 7 | 1962 | 4 | 8770 | N | N | 16142 126TH AV SE |
| 002 | 282305 | 9080 | 2/12/03 | \$150,000 | 940 | 0 | 7 | 1962 | 3 | 7700 | N | N | 16029 126TH AV SE |
| 002 | 247310 | 0400 | 12/24/03 | \$205,600 | 950 | 0 | 7 | 1967 | 4 | 9100 | N | N | 13705 SE 173RD PL |
| 002 | 247336 | 0160 | 7/6/04 | \$234,950 | 950 | 300 | 7 | 1981 | 4 | 17980 | N | N | 13414 SE 171ST PL |
| 002 | 247338 | 0450 | 11/4/04 | \$237,000 | 950 | 480 | 7 | 1976 | 3 | 7275 | N | N | 16230 131ST AV SE |
| 002 | 142370 | 0610 | 7/9/04 | \$187,000 | 960 | 0 | 7 | 1966 | 4 | 8032 | N | N | 11613 SE 164TH ST |
| 002 | 289270 | 0070 | 12/10/03 | \$231,861 | 960 | 800 | 7 | 1981 | 3 | 7260 | N | N | 17114 113TH AV SE |
| 002 | 739930 | 0390 | 5/14/03 | \$199,000 | 970 | 0 | 7 | 1969 | 3 | 8316 | N | N | 2111 SE 20TH CT |
| 002 | 143290 | 0030 | 4/8/03 | \$185,000 | 980 | 430 | 7 | 1962 | 3 | 7700 | N | N | 12728 SE 163RD ST |
| 002 | 247336 | 0180 | 6/24/03 | \$226,950 | 980 | 550 | 7 | 1981 | 3 | 10646 | N | N | 13404 SE 171ST PL |
| 002 | 142380 | 0080 | 10/21/04 | \$205,000 | 990 | 0 | 7 | 1966 | 4 | 8012 | N | N | 16411 120TH AV SE |
| 002 | 142390 | 0040 | 8/29/03 | \$170,000 | 1000 | 0 | 7 | 1966 | 4 | 7700 | N | N | 12207 SE 164TH ST |
| 002 | 739930 | 0280 | 6/29/04 | \$223,000 | 1000 | 0 | 7 | 1969 | 4 | 8142 | N | N | 2107 SE 21ST CT |
| 002 | 739930 | 0280 | 8/19/03 | \$189,000 | 1000 | 0 | 7 | 1969 | 4 | 8142 | N | N | 2107 SE 21ST CT |
| 002 | 739930 | 0440 | 5/3/04 | \$210,000 | 1000 | 0 | 7 | 1969 | 4 | 7812 | N | N | 1920 ABERDEEN AV SE |
| 002 | 008800 | 0745 | 8/24/04 | \$225,000 | 1010 | 0 | 7 | 1963 | 3 | 11520 | N | N | 16465 109TH AV SE |
| 002 | 143150 | 0170 | 11/12/04 | \$214,000 | 1010 | 0 | 7 | 1961 | 4 | 9675 | N | N | 16035 123RD PL SE |
| 002 | 143150 | 0480 | 11/12/03 | \$210,000 | 1010 | 500 | 7 | 1962 | 3 | 8236 | N | N | 15812 124TH AV SE |
| 002 | 143170 | 0020 | 9/23/03 | \$203,000 | 1010 | 700 | 7 | 1962 | 3 | 7700 | N | N | 12430 SE 158TH ST |
| 002 | 143170 | 0140 | 4/26/04 | \$213,000 | 1010 | 1010 | 7 | 1963 | 4 | 7068 | N | N | 12816 SE 158TH ST |
| 002 | 143170 | 0240 | 8/16/04 | \$190,000 | 1010 | 0 | 7 | 1962 | 3 | 6804 | N | N | 12647 SE 158TH ST |
| 002 | 143170 | 0260 | 8/21/03 | \$189,000 | 1010 | 1010 | 7 | 1962 | 4 | 6750 | N | N | 12644 SE 160TH ST |
| 002 | 143170 | 0350 | 4/13/04 | \$198,500 | 1010 | 0 | 7 | 1962 | 4 | 7700 | N | N | 12451 SE 160TH ST |

**Improved Sales Used in this Annual Update Analysis
Area 30
(1 to 3 Unit Residences)**

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|------------------------|
| 002 | 143170 | 0420 | 11/19/04 | \$205,500 | 1010 | 1010 | 7 | 1962 | 3 | 9000 | N | N | 12655 SE 160TH ST |
| 002 | 143280 | 0020 | 7/28/03 | \$212,500 | 1010 | 720 | 7 | 1961 | 3 | 20320 | N | N | 12606 SE 161ST ST |
| 002 | 143280 | 0190 | 9/27/03 | \$190,000 | 1010 | 480 | 7 | 1961 | 3 | 9788 | N | N | 12637 SE 161ST ST |
| 002 | 143280 | 0320 | 8/7/03 | \$225,000 | 1010 | 430 | 7 | 1961 | 4 | 7700 | N | N | 12660 SE 162ND ST |
| 002 | 143280 | 0340 | 1/13/03 | \$187,500 | 1010 | 720 | 7 | 1961 | 4 | 7700 | N | N | 12648 SE 162ND ST |
| 002 | 143290 | 0370 | 4/21/03 | \$210,000 | 1010 | 490 | 7 | 1962 | 4 | 9259 | N | N | 16332 128TH AV SE |
| 002 | 143310 | 0160 | 4/28/03 | \$208,450 | 1010 | 0 | 7 | 1962 | 4 | 8145 | N | N | 16150 126TH AV SE |
| 002 | 143310 | 0290 | 8/15/03 | \$206,000 | 1010 | 500 | 7 | 1962 | 4 | 7613 | N | N | 12704 SE 163RD ST |
| 002 | 143310 | 0300 | 8/24/04 | \$205,000 | 1010 | 670 | 7 | 1962 | 4 | 7939 | N | N | 16304 127TH AV SE |
| 002 | 684300 | 0020 | 6/9/03 | \$234,350 | 1010 | 800 | 7 | 1962 | 3 | 14350 | N | N | 1832 EDMONDS WY SE |
| 002 | 684300 | 0160 | 5/6/03 | \$211,000 | 1010 | 700 | 7 | 1962 | 3 | 9230 | N | N | 1817 EDMONDS WY SE |
| 002 | 864550 | 1130 | 4/16/04 | \$228,000 | 1020 | 700 | 7 | 1963 | 4 | 7700 | N | N | 1633 FERNDALE AV SE |
| 002 | 142391 | 0290 | 12/22/03 | \$189,950 | 1030 | 0 | 7 | 1968 | 4 | 7245 | N | N | 16630 127TH AV SE |
| 002 | 143150 | 0400 | 8/9/04 | \$230,000 | 1030 | 700 | 7 | 1961 | 4 | 8800 | N | N | 12318 SE 158TH ST |
| 002 | 143170 | 0380 | 5/8/03 | \$199,000 | 1030 | 0 | 7 | 1962 | 3 | 7700 | N | N | 12627 SE 160TH ST |
| 002 | 247340 | 0410 | 8/25/03 | \$245,000 | 1060 | 650 | 7 | 1978 | 3 | 8075 | N | N | 16536 132ND PL SE |
| 002 | 247340 | 0420 | 12/4/03 | \$247,000 | 1060 | 700 | 7 | 1978 | 4 | 7705 | N | N | 16530 132ND PL SE |
| 002 | 247340 | 0500 | 3/5/03 | \$226,500 | 1060 | 700 | 7 | 1977 | 3 | 9800 | N | N | 16623 133RD PL SE |
| 002 | 247340 | 0660 | 6/24/04 | \$253,141 | 1060 | 440 | 7 | 1978 | 3 | 9750 | N | N | 16507 133RD PL SE |
| 002 | 247338 | 0650 | 6/25/03 | \$165,000 | 1070 | 0 | 7 | 1969 | 3 | 7000 | N | N | 16317 128TH PL SE |
| 002 | 247338 | 1240 | 9/26/03 | \$199,000 | 1070 | 0 | 7 | 1977 | 4 | 9388 | N | N | 16213 131ST AV SE |
| 002 | 246070 | 0480 | 6/18/04 | \$215,000 | 1080 | 400 | 7 | 1981 | 3 | 6000 | N | N | 15606 129TH PL SE |
| 002 | 246070 | 0960 | 9/2/03 | \$215,000 | 1080 | 440 | 7 | 1979 | 3 | 7350 | N | N | 13024 SE 159TH PL |
| 002 | 246070 | 1020 | 8/25/04 | \$240,000 | 1080 | 440 | 7 | 1979 | 3 | 7210 | N | N | 13025 SE 159TH PL |
| 002 | 329470 | 0410 | 7/15/03 | \$300,000 | 1080 | 580 | 7 | 1969 | 3 | 21121 | Y | N | 1015 JONES AV S |
| 002 | 864550 | 0170 | 6/23/04 | \$270,000 | 1080 | 800 | 7 | 1964 | 4 | 12075 | N | N | 2616 LAKE YOUNGS CT SE |
| 002 | 864550 | 1180 | 3/4/03 | \$203,000 | 1080 | 700 | 7 | 1977 | 3 | 7700 | N | N | 1713 FERNDALE AV SE |
| 002 | 864551 | 0880 | 9/24/03 | \$224,000 | 1080 | 820 | 7 | 1977 | 3 | 9408 | N | N | 1724 MONROE AV SE |
| 002 | 864554 | 0060 | 6/2/03 | \$223,000 | 1080 | 700 | 7 | 1980 | 4 | 7743 | N | N | 1705 PIERCE AV SE |
| 002 | 142360 | 0120 | 9/11/03 | \$197,714 | 1090 | 0 | 7 | 1967 | 4 | 7278 | N | N | 16728 125TH AV SE |
| 002 | 247338 | 0500 | 6/17/03 | \$181,500 | 1090 | 0 | 7 | 1969 | 3 | 10854 | N | N | 12916 SE 162ND ST |

**Improved Sales Used in this Annual Update Analysis
Area 30
(1 to 3 Unit Residences)**

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|------------------------|
| 002 | 381130 | 0080 | 3/21/03 | \$214,000 | 1090 | 440 | 7 | 1983 | 3 | 7768 | N | N | 17216 109TH PL SE |
| 002 | 864550 | 0600 | 10/28/04 | \$265,000 | 1090 | 760 | 7 | 1977 | 3 | 8330 | N | N | 1734 GLENNWOOD AV SE |
| 002 | 864551 | 0010 | 11/5/03 | \$230,000 | 1090 | 530 | 7 | 1976 | 3 | 8470 | N | N | 1607 LAKE YOUNGS WY SE |
| 002 | 864551 | 0810 | 7/15/03 | \$214,000 | 1090 | 700 | 7 | 1977 | 3 | 9450 | N | N | 1707 MONROE AV SE |
| 002 | 864551 | 1540 | 8/11/04 | \$242,500 | 1090 | 530 | 7 | 1976 | 3 | 6930 | N | N | 1666 MONROE CT SE |
| 002 | 142380 | 0960 | 3/19/03 | \$240,000 | 1100 | 1100 | 7 | 1966 | 4 | 8142 | N | N | 16512 121ST AV SE |
| 002 | 247340 | 0200 | 11/8/04 | \$273,000 | 1100 | 770 | 7 | 1978 | 3 | 17355 | N | N | 16723 132ND PL SE |
| 002 | 247340 | 0240 | 4/29/03 | \$225,000 | 1100 | 770 | 7 | 1978 | 3 | 8448 | N | N | 13307 SE 168TH ST |
| 002 | 864550 | 0990 | 7/13/04 | \$244,000 | 1100 | 650 | 7 | 1963 | 3 | 7700 | N | N | 1624 FERNDAL AV SE |
| 002 | 142370 | 0240 | 12/4/03 | \$225,000 | 1120 | 690 | 7 | 1996 | 3 | 7700 | N | N | 11623 SE 166TH PL |
| 002 | 142390 | 0210 | 9/22/03 | \$192,900 | 1120 | 0 | 7 | 1966 | 4 | 7756 | N | N | 12300 SE 165TH ST |
| 002 | 864550 | 0140 | 11/21/03 | \$213,000 | 1120 | 480 | 7 | 1963 | 3 | 8250 | N | N | 2640 LAKE YOUNGS CT SE |
| 002 | 247340 | 0310 | 4/16/04 | \$227,264 | 1130 | 360 | 7 | 1977 | 3 | 8470 | N | N | 13316 SE 168TH ST |
| 002 | 247340 | 0470 | 7/1/03 | \$195,000 | 1130 | 280 | 7 | 1977 | 3 | 10500 | N | N | 13215 SE 166TH PL |
| 002 | 142380 | 0320 | 5/13/04 | \$235,000 | 1140 | 700 | 7 | 1963 | 3 | 11853 | N | N | 16554 119TH AV SE |
| 002 | 247310 | 1160 | 6/25/04 | \$239,000 | 1140 | 620 | 7 | 1967 | 3 | 8580 | N | N | 17136 136TH PL SE |
| 002 | 247340 | 0490 | 10/15/03 | \$236,000 | 1140 | 280 | 7 | 2003 | 3 | 9375 | N | N | 16615 133RD PL SE |
| 002 | 142370 | 0750 | 4/30/03 | \$186,400 | 1150 | 0 | 7 | 1964 | 3 | 7703 | N | N | 11704 SE 165TH ST |
| 002 | 143280 | 0220 | 7/22/03 | \$196,891 | 1150 | 720 | 7 | 1961 | 4 | 7700 | N | N | 12659 SE 161ST ST |
| 002 | 247325 | 0800 | 9/18/03 | \$208,000 | 1150 | 0 | 7 | 1976 | 3 | 6930 | N | N | 13703 SE 163RD ST |
| 002 | 739930 | 1220 | 5/10/03 | \$215,000 | 1150 | 230 | 7 | 1973 | 3 | 9500 | N | N | 1802 ABERDEEN AV SE |
| 002 | 864553 | 0070 | 12/8/03 | \$221,500 | 1150 | 250 | 7 | 1980 | 4 | 9877 | N | N | 1727 OLYMPIA AV SE |
| 002 | 864554 | 0150 | 10/27/04 | \$260,000 | 1150 | 250 | 7 | 1980 | 3 | 7500 | N | N | 3614 SE 18TH CT |
| 002 | 142380 | 0160 | 12/18/03 | \$188,750 | 1160 | 0 | 7 | 1966 | 4 | 9330 | N | N | 11834 SE 165TH ST |
| 002 | 246070 | 0230 | 6/9/03 | \$217,500 | 1160 | 490 | 7 | 1979 | 3 | 7000 | N | N | 12934 SE 159TH ST |
| 002 | 246070 | 0550 | 8/25/04 | \$264,000 | 1160 | 400 | 7 | 1981 | 3 | 5500 | N | N | 15649 129TH CT SE |
| 002 | 246070 | 0620 | 8/17/04 | \$229,000 | 1160 | 490 | 7 | 1981 | 3 | 8000 | N | N | 15627 129TH PL SE |
| 002 | 246070 | 0850 | 3/20/03 | \$222,950 | 1160 | 400 | 7 | 1981 | 4 | 7210 | N | N | 12951 SE 159TH ST |
| 002 | 247325 | 0490 | 3/26/03 | \$203,000 | 1160 | 0 | 7 | 1969 | 3 | 8400 | N | N | 13539 SE 161ST PL |
| 002 | 722140 | 0191 | 9/18/03 | \$300,000 | 1160 | 700 | 7 | 1949 | 4 | 10875 | Y | N | 515 RENTON AV S |
| 002 | 795507 | 0030 | 10/10/03 | \$231,908 | 1160 | 490 | 7 | 1979 | 4 | 6941 | N | N | 12825 SE 161ST ST |

**Improved Sales Used in this Annual Update Analysis
Area 30
(1 to 3 Unit Residences)**

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|------------------------|
| 002 | 864550 | 0950 | 8/24/04 | \$269,950 | 1160 | 1000 | 7 | 1980 | 3 | 7700 | N | N | 1726 FERNDAL AV SE |
| 002 | 864552 | 0200 | 3/25/04 | \$233,000 | 1160 | 200 | 7 | 1979 | 3 | 7888 | N | N | 3201 SE 19TH CT |
| 002 | 247325 | 0470 | 4/16/03 | \$227,500 | 1170 | 470 | 7 | 1977 | 4 | 10600 | N | N | 13521 SE 161ST PL |
| 002 | 008800 | 0427 | 11/22/04 | \$280,000 | 1180 | 720 | 7 | 2002 | 3 | 4595 | N | N | 11124 SE 168TH ST |
| 002 | 247325 | 0500 | 12/30/03 | \$205,000 | 1180 | 0 | 7 | 1969 | 4 | 8400 | N | N | 13547 SE 161ST PL |
| 002 | 247325 | 1180 | 2/19/03 | \$194,950 | 1180 | 0 | 7 | 1967 | 4 | 13650 | N | N | 16416 139TH PL SE |
| 002 | 247340 | 0020 | 5/22/04 | \$190,000 | 1180 | 250 | 7 | 1977 | 3 | 7704 | N | N | 16411 132ND PL SE |
| 002 | 739930 | 0410 | 9/19/03 | \$205,000 | 1180 | 0 | 7 | 1968 | 4 | 7876 | N | N | 2120 SE 20TH CT |
| 002 | 896000 | 0110 | 8/10/03 | \$190,000 | 1180 | 0 | 7 | 1967 | 4 | 7891 | N | N | 17317 125TH AV SE |
| 002 | 247325 | 1360 | 2/22/03 | \$197,250 | 1190 | 0 | 7 | 1968 | 3 | 7560 | N | N | 13817 SE 161ST PL |
| 002 | 247338 | 0880 | 7/6/04 | \$217,000 | 1190 | 0 | 7 | 1977 | 4 | 8443 | N | N | 16376 130TH AV SE |
| 002 | 739930 | 0530 | 9/2/03 | \$215,000 | 1190 | 570 | 7 | 1968 | 4 | 8256 | N | N | 2133 BLAINE CIR SE |
| 002 | 739930 | 0580 | 8/20/04 | \$238,000 | 1190 | 570 | 7 | 1968 | 4 | 6790 | N | N | 1913 CAMAS CT SE |
| 002 | 143170 | 0330 | 3/18/03 | \$214,950 | 1200 | 720 | 7 | 1962 | 3 | 10650 | N | N | 12436 SE 160TH ST |
| 002 | 247325 | 0860 | 9/10/04 | \$233,000 | 1200 | 0 | 7 | 1974 | 3 | 7350 | N | N | 13602 SE FAIRWOOD BL |
| 002 | 722920 | 0260 | 9/11/03 | \$189,950 | 1200 | 0 | 7 | 1967 | 4 | 8001 | N | N | 17034 130TH AV SE |
| 002 | 864550 | 0090 | 8/25/03 | \$232,000 | 1200 | 0 | 7 | 1979 | 3 | 7956 | N | N | 1319 LAKE YOUNGS WY SE |
| 002 | 247338 | 0640 | 6/21/03 | \$194,990 | 1210 | 0 | 7 | 1976 | 3 | 7000 | N | N | 16309 128TH PL SE |
| 002 | 722920 | 0010 | 6/29/04 | \$255,000 | 1210 | 700 | 7 | 1967 | 3 | 7500 | N | N | 16917 130TH AV SE |
| 002 | 739930 | 0860 | 10/27/03 | \$230,000 | 1210 | 290 | 7 | 1968 | 4 | 7308 | N | N | 2006 DAYTON CT SE |
| 002 | 864553 | 0370 | 5/28/03 | \$208,000 | 1210 | 330 | 7 | 1980 | 3 | 7560 | N | N | 3313 SE 16TH PL |
| 002 | 142391 | 0010 | 6/15/04 | \$222,900 | 1230 | 0 | 7 | 1966 | 3 | 7416 | N | N | 12758 SE 168TH ST |
| 002 | 142391 | 0090 | 8/26/04 | \$233,870 | 1230 | 0 | 7 | 1966 | 4 | 8058 | N | N | 16714 127TH AV SE |
| 002 | 247520 | 0510 | 8/6/03 | \$195,000 | 1230 | 0 | 7 | 1986 | 3 | 5655 | N | N | 2062 SE 8TH PL |
| 002 | 864551 | 1620 | 2/20/03 | \$209,900 | 1230 | 650 | 7 | 1977 | 3 | 8640 | N | N | 1509 INDEX AV SE |
| 002 | 142370 | 0330 | 7/16/03 | \$200,000 | 1240 | 0 | 7 | 1964 | 4 | 8144 | N | N | 16524 118TH AV SE |
| 002 | 247310 | 0470 | 1/23/03 | \$240,000 | 1240 | 430 | 7 | 1967 | 4 | 11297 | N | N | 13817 SE 173RD PL |
| 002 | 247310 | 0590 | 9/24/03 | \$194,950 | 1240 | 0 | 7 | 1967 | 4 | 9100 | N | N | 17204 139TH PL SE |
| 002 | 247310 | 0620 | 7/23/04 | \$221,000 | 1240 | 0 | 7 | 1967 | 3 | 8840 | N | N | 17110 139TH PL SE |
| 002 | 247310 | 0790 | 3/10/04 | \$210,000 | 1240 | 0 | 7 | 1967 | 4 | 8528 | N | N | 17251 138TH AV SE |
| 002 | 247310 | 0800 | 5/20/04 | \$225,000 | 1240 | 0 | 7 | 1967 | 3 | 7455 | N | N | 17255 138TH AV SE |

**Improved Sales Used in this Annual Update Analysis
Area 30
(1 to 3 Unit Residences)**

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|-----------------------|
| 002 | 247310 | 0820 | 4/17/03 | \$222,950 | 1240 | 400 | 7 | 1967 | 3 | 7276 | N | N | 17263 138TH AV SE |
| 002 | 247325 | 0230 | 2/24/03 | \$227,000 | 1240 | 280 | 7 | 1978 | 4 | 12800 | N | N | 16105 135TH AV SE |
| 002 | 247342 | 0090 | 4/22/03 | \$233,500 | 1240 | 500 | 7 | 1979 | 3 | 7480 | N | N | 16816 135TH PL SE |
| 002 | 247520 | 0130 | 8/31/04 | \$224,500 | 1240 | 0 | 7 | 1987 | 3 | 4601 | N | N | 2425 SE 8TH PL |
| 002 | 864551 | 0220 | 6/27/03 | \$254,000 | 1240 | 890 | 7 | 1977 | 3 | 11750 | N | N | 3138 SE 17TH CT |
| 002 | 864551 | 1190 | 10/14/03 | \$225,000 | 1240 | 500 | 7 | 1977 | 4 | 15884 | N | N | 1301 HARRINGTON AV SE |
| 002 | 864551 | 1360 | 9/3/04 | \$243,000 | 1240 | 800 | 7 | 1977 | 3 | 20448 | N | N | 1638 INDEX AV SE |
| 002 | 247310 | 0110 | 7/20/04 | \$244,500 | 1250 | 0 | 7 | 1966 | 4 | 7480 | N | N | 13700 SE 170TH ST |
| 002 | 247325 | 1460 | 8/6/04 | \$229,000 | 1250 | 0 | 7 | 1969 | 4 | 7455 | N | N | 13820 SE FAIRWOOD BL |
| 002 | 247338 | 0260 | 10/13/04 | \$262,500 | 1250 | 630 | 7 | 1969 | 3 | 9574 | N | N | 13050 SE 161ST ST |
| 002 | 247339 | 0130 | 11/17/03 | \$225,000 | 1250 | 600 | 7 | 1968 | 3 | 7752 | N | N | 13307 SE 160TH PL |
| 002 | 247339 | 0220 | 5/15/03 | \$239,500 | 1250 | 470 | 7 | 1968 | 4 | 13350 | N | N | 13232 SE 160TH PL |
| 002 | 247339 | 0360 | 6/28/04 | \$246,000 | 1250 | 470 | 7 | 1968 | 3 | 7820 | N | N | 13207 SE 162ND PL |
| 002 | 247520 | 0400 | 7/12/04 | \$219,950 | 1250 | 0 | 7 | 1986 | 3 | 4589 | N | N | 2142 SE 8TH PL |
| 002 | 864551 | 0860 | 7/31/03 | \$243,000 | 1250 | 800 | 7 | 1977 | 3 | 7505 | N | N | 1732 MONROE AV SE |
| 002 | 142380 | 0120 | 8/16/04 | \$190,000 | 1260 | 0 | 7 | 1964 | 4 | 9241 | N | N | 11922 SE 165TH ST |
| 002 | 282305 | 9131 | 5/26/04 | \$246,000 | 1260 | 260 | 7 | 1988 | 3 | 9750 | N | N | 17301 117TH AV SE |
| 002 | 739930 | 0760 | 7/31/03 | \$240,000 | 1260 | 290 | 7 | 1968 | 4 | 7500 | N | N | 2100 DAYTON DR SE |
| 002 | 008700 | 0065 | 5/27/04 | \$264,950 | 1270 | 780 | 7 | 2004 | 3 | 7612 | N | N | 1515 S 28TH PL |
| 002 | 247338 | 0820 | 9/26/03 | \$242,000 | 1270 | 1000 | 7 | 1976 | 4 | 8280 | N | N | 13101 SE 164TH ST |
| 002 | 143280 | 0070 | 7/25/03 | \$197,500 | 1280 | 0 | 7 | 1961 | 4 | 13300 | N | N | 12636 SE 161ST ST |
| 002 | 143280 | 0270 | 8/12/04 | \$213,500 | 1280 | 0 | 7 | 1961 | 4 | 8164 | N | N | 16105 128TH AV SE |
| 002 | 143290 | 0210 | 9/25/03 | \$171,500 | 1280 | 0 | 7 | 1962 | 4 | 7381 | N | N | 12716 SE 164TH ST |
| 002 | 246070 | 0010 | 6/28/04 | \$236,750 | 1280 | 570 | 7 | 1979 | 3 | 6510 | N | N | 15930 131ST PL SE |
| 002 | 246070 | 0170 | 7/26/04 | \$240,000 | 1280 | 570 | 7 | 1981 | 3 | 6500 | N | N | 15807 130TH PL SE |
| 002 | 246070 | 0460 | 8/27/03 | \$223,500 | 1280 | 500 | 7 | 1981 | 3 | 12600 | N | N | 15618 129TH PL SE |
| 002 | 246070 | 0560 | 9/25/03 | \$245,000 | 1280 | 570 | 7 | 1981 | 3 | 6050 | N | N | 15653 129TH CT SE |
| 002 | 246070 | 0810 | 7/2/03 | \$236,900 | 1280 | 570 | 7 | 1979 | 4 | 7200 | N | N | 12921 SE 160TH ST |
| 002 | 246070 | 1000 | 3/11/04 | \$244,000 | 1280 | 500 | 7 | 1979 | 4 | 7200 | N | N | 13015 SE 159TH PL |
| 002 | 247338 | 0360 | 7/15/03 | \$225,000 | 1280 | 470 | 7 | 1977 | 4 | 9527 | N | N | 13122 SE 164TH ST |
| 002 | 247338 | 0890 | 5/18/04 | \$238,450 | 1280 | 0 | 7 | 1977 | 3 | 9998 | N | N | 16370 130TH AV SE |

**Improved Sales Used in this Annual Update Analysis
Area 30
(1 to 3 Unit Residences)**

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|------------------------|
| 002 | 247338 | 1170 | 4/23/03 | \$217,500 | 1280 | 920 | 7 | 1977 | 3 | 7875 | N | N | 16214 128TH PL SE |
| 002 | 247344 | 0020 | 10/14/04 | \$269,070 | 1280 | 700 | 7 | 1973 | 4 | 7410 | N | N | 13211 SE 159TH PL |
| 002 | 247520 | 0010 | 8/8/03 | \$248,500 | 1280 | 590 | 7 | 1988 | 3 | 4085 | N | N | 2307 SE 8TH DR |
| 002 | 247520 | 0620 | 8/27/03 | \$245,000 | 1280 | 660 | 7 | 1989 | 3 | 4804 | N | N | 2040 SE 8TH PL |
| 002 | 247520 | 0630 | 12/16/03 | \$256,000 | 1280 | 660 | 7 | 1989 | 3 | 4000 | N | N | 2038 SE 8TH DR |
| 002 | 247520 | 0740 | 9/22/04 | \$255,000 | 1280 | 660 | 7 | 1989 | 3 | 4125 | N | N | 2109 SE 8TH DR |
| 002 | 247520 | 0840 | 10/6/04 | \$251,515 | 1280 | 660 | 7 | 1989 | 3 | 3898 | N | N | 2217 SE 8TH DR |
| 002 | 247520 | 1280 | 7/26/04 | \$261,950 | 1280 | 660 | 7 | 1989 | 3 | 4225 | N | N | 2312 SE 8TH DR |
| 002 | 864550 | 1210 | 9/24/03 | \$216,000 | 1280 | 960 | 7 | 1977 | 3 | 7700 | N | N | 1733 FERNDAL AV SE |
| 002 | 864551 | 1290 | 6/6/03 | \$229,500 | 1280 | 900 | 7 | 1977 | 3 | 18944 | N | N | 1612 INDEX AV SE |
| 002 | 864551 | 1320 | 4/14/04 | \$250,000 | 1280 | 960 | 7 | 1977 | 3 | 21608 | N | N | 1624 INDEX AV SE |
| 002 | 864552 | 0180 | 9/21/04 | \$275,000 | 1280 | 800 | 7 | 1979 | 3 | 7844 | N | N | 3109 SE 19TH CT |
| 002 | 864553 | 0290 | 4/21/03 | \$225,500 | 1280 | 700 | 7 | 1980 | 3 | 8468 | N | N | 1406 NEWPORT CT SE |
| 002 | 864554 | 0370 | 6/23/04 | \$250,000 | 1280 | 600 | 7 | 1980 | 3 | 13600 | N | N | 1636 PIERCE AV SE |
| 002 | 008700 | 0067 | 5/18/04 | \$271,950 | 1290 | 810 | 7 | 2004 | 3 | 6247 | N | N | 1508 S 28TH PL |
| 002 | 008700 | 0068 | 6/29/04 | \$280,000 | 1290 | 810 | 7 | 2004 | 3 | 5400 | N | N | 1509 N326S 28TH PL |
| 002 | 142391 | 0530 | 4/20/04 | \$210,000 | 1290 | 0 | 7 | 1967 | 3 | 7792 | N | N | 16749 128TH AV SE |
| 002 | 143140 | 0240 | 5/14/04 | \$223,950 | 1290 | 510 | 7 | 1961 | 3 | 8030 | N | N | 15734 121ST AV SE |
| 002 | 143170 | 0400 | 3/23/04 | \$220,000 | 1290 | 1010 | 7 | 1962 | 4 | 7700 | N | N | 12639 SE 160TH ST |
| 002 | 864553 | 0430 | 7/23/03 | \$243,000 | 1290 | 900 | 7 | 1980 | 4 | 9222 | N | N | 1609 OLYMPIA AV SE |
| 002 | 864554 | 0310 | 5/13/03 | \$233,000 | 1290 | 680 | 7 | 1980 | 4 | 7442 | N | N | 1728 PIERCE AV SE |
| 002 | 008700 | 0069 | 6/24/04 | \$269,950 | 1300 | 780 | 7 | 2004 | 3 | 6218 | N | N | 1503 S 28TH PL |
| 002 | 143280 | 0550 | 7/30/03 | \$193,925 | 1300 | 0 | 7 | 1962 | 4 | 7700 | N | N | 16035 126TH AV SE |
| 002 | 247325 | 0270 | 10/4/04 | \$259,900 | 1300 | 530 | 7 | 1977 | 3 | 9100 | N | N | 16207 135TH AV SE |
| 002 | 247325 | 0290 | 10/29/04 | \$221,903 | 1300 | 600 | 7 | 1977 | 3 | 9100 | N | N | 16221 135TH AV SE |
| 002 | 282305 | 9051 | 7/21/04 | \$228,000 | 1300 | 600 | 7 | 1959 | 3 | 11475 | N | N | 17412 117TH AV SE |
| 002 | 722140 | 0055 | 2/3/03 | \$250,000 | 1300 | 300 | 7 | 1956 | 3 | 8640 | Y | N | 311 RENTON AV S |
| 002 | 722140 | 0186 | 7/28/04 | \$317,500 | 1300 | 600 | 7 | 1957 | 3 | 10875 | Y | N | 509 RENTON AV S |
| 002 | 722921 | 0050 | 3/26/04 | \$205,000 | 1300 | 0 | 7 | 1968 | 3 | 8010 | N | N | 17243 130TH AV SE |
| 002 | 739930 | 0110 | 3/8/04 | \$267,000 | 1300 | 320 | 7 | 1973 | 3 | 8625 | N | N | 2013 ABERDEEN PL SE |
| 002 | 864560 | 0050 | 4/28/03 | \$195,400 | 1300 | 0 | 7 | 1963 | 3 | 8250 | N | N | 1424 LAKE YOUNGS WY SE |

**Improved Sales Used in this Annual Update Analysis
Area 30
(1 to 3 Unit Residences)**

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|------------------------|
| 002 | 246070 | 0580 | 8/18/03 | \$191,000 | 1310 | 0 | 7 | 2002 | 3 | 6000 | N | N | 15652 129TH CT SE |
| 002 | 247342 | 0040 | 11/17/03 | \$233,000 | 1310 | 870 | 7 | 1978 | 3 | 7480 | N | N | 16914 135TH PL SE |
| 002 | 864560 | 0040 | 9/10/03 | \$174,950 | 1310 | 0 | 7 | 1976 | 3 | 7700 | N | N | 1412 LAKE YOUNGS WY SE |
| 002 | 008800 | 0170 | 4/20/04 | \$355,000 | 1320 | 140 | 7 | 1947 | 4 | 89298 | N | N | 16217 114TH AV SE |
| 002 | 008800 | 0425 | 5/2/03 | \$197,500 | 1320 | 0 | 7 | 2003 | 3 | 8500 | N | N | 11116 SE 168TH ST |
| 002 | 142370 | 0410 | 5/24/04 | \$192,000 | 1320 | 0 | 7 | 1963 | 4 | 7575 | N | N | 16515 118TH AV SE |
| 002 | 142390 | 0830 | 3/21/03 | \$187,000 | 1320 | 0 | 7 | 1966 | 3 | 8644 | N | N | 12309 SE 167TH ST |
| 002 | 247310 | 0310 | 12/15/03 | \$216,000 | 1320 | 0 | 7 | 1967 | 4 | 7313 | N | N | 13510 SE 173RD PL |
| 002 | 247340 | 0630 | 6/19/03 | \$215,250 | 1320 | 0 | 7 | 1978 | 3 | 8341 | N | N | 16522 133RD PL SE |
| 002 | 864550 | 0480 | 2/12/03 | \$194,950 | 1320 | 0 | 7 | 1968 | 4 | 7700 | N | N | 1606 GLENNWOOD AV SE |
| 002 | 142380 | 1060 | 12/1/03 | \$179,950 | 1330 | 0 | 7 | 1966 | 3 | 7700 | N | N | 12015 SE 164TH ST |
| 002 | 247339 | 0670 | 5/2/04 | \$234,000 | 1330 | 0 | 7 | 1969 | 4 | 6800 | N | N | 13242 SE 161ST PL |
| 002 | 247520 | 0270 | 3/27/03 | \$234,950 | 1330 | 0 | 7 | 1989 | 3 | 4050 | Y | N | 2332 SE 8TH PL |
| 002 | 795507 | 0170 | 4/22/03 | \$225,000 | 1330 | 0 | 7 | 1979 | 4 | 7460 | N | N | 16037 128TH PL SE |
| 002 | 246070 | 0070 | 11/13/03 | \$214,900 | 1340 | 0 | 7 | 1980 | 3 | 7000 | N | N | 15820 131ST PL SE |
| 002 | 246070 | 0980 | 5/12/03 | \$206,000 | 1340 | 0 | 7 | 1980 | 3 | 7200 | N | N | 13014 SE 159TH PL |
| 002 | 247340 | 0210 | 8/25/04 | \$239,500 | 1340 | 0 | 7 | 1978 | 3 | 14025 | N | N | 13203 SE 168TH ST |
| 002 | 247340 | 0600 | 5/6/04 | \$239,950 | 1340 | 0 | 7 | 1977 | 3 | 8075 | N | N | 16600 132ND PL SE |
| 002 | 247325 | 0990 | 10/14/04 | \$237,500 | 1350 | 0 | 7 | 1968 | 3 | 12500 | N | N | 13433 SE FAIRWOOD BL |
| 002 | 142390 | 0080 | 6/18/03 | \$210,800 | 1360 | 0 | 7 | 1966 | 4 | 7700 | N | N | 12303 SE 164TH ST |
| 002 | 246070 | 0590 | 6/22/04 | \$225,500 | 1360 | 0 | 7 | 1981 | 3 | 6090 | N | N | 15648 129TH CT SE |
| 002 | 142370 | 0620 | 3/5/04 | \$216,000 | 1390 | 0 | 7 | 1966 | 4 | 7700 | N | N | 11621 SE 164TH ST |
| 002 | 142390 | 0410 | 2/21/03 | \$187,500 | 1390 | 0 | 7 | 1966 | 4 | 8250 | N | N | 12212 SE 166TH ST |
| 002 | 247325 | 1200 | 1/2/04 | \$224,950 | 1390 | 0 | 7 | 1967 | 4 | 11726 | N | N | 16404 139TH PL SE |
| 002 | 247325 | 1350 | 2/19/04 | \$220,000 | 1390 | 0 | 7 | 1968 | 3 | 7350 | N | N | 13811 SE 161ST PL |
| 002 | 667307 | 0330 | 8/11/04 | \$247,950 | 1390 | 480 | 7 | 1981 | 3 | 10200 | N | N | 2107 SE 21ST ST |
| 002 | 793840 | 0050 | 4/17/03 | \$200,000 | 1390 | 0 | 7 | 1974 | 4 | 10125 | N | N | 17248 116TH AV SE |
| 002 | 864551 | 0740 | 1/8/03 | \$224,500 | 1390 | 550 | 7 | 1976 | 3 | 7738 | N | N | 1675 INDEX AV SE |
| 002 | 864551 | 1260 | 7/28/03 | \$230,000 | 1390 | 460 | 7 | 1977 | 3 | 17990 | N | N | 1514 INDEX AV SE |
| 002 | 864551 | 1430 | 11/15/04 | \$242,500 | 1390 | 430 | 7 | 1976 | 3 | 7208 | N | N | 1668 INDEX AV SE |
| 002 | 864551 | 1630 | 11/15/04 | \$265,000 | 1390 | 500 | 7 | 1977 | 3 | 8120 | N | N | 1601 INDEX AV SE |

**Improved Sales Used in this Annual Update Analysis
Area 30
(1 to 3 Unit Residences)**

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|----------------------|
| 002 | 864553 | 0230 | 6/23/03 | \$249,950 | 1390 | 450 | 7 | 1980 | 3 | 14750 | N | N | 1402 OLYMPIA AV SE |
| 002 | 864554 | 0420 | 8/13/04 | \$315,500 | 1390 | 1000 | 7 | 1980 | 4 | 10920 | N | N | 1608 PIERCE AV SE |
| 002 | 142380 | 0510 | 12/1/03 | \$209,000 | 1400 | 0 | 7 | 1963 | 4 | 10452 | N | N | 11933 SE 167TH ST |
| 002 | 142380 | 0580 | 6/4/04 | \$201,000 | 1400 | 0 | 7 | 1965 | 3 | 8050 | N | N | 12008 SE 168TH ST |
| 002 | 142391 | 1100 | 5/5/04 | \$222,950 | 1400 | 0 | 7 | 1967 | 3 | 7590 | N | N | 16653 127TH AV SE |
| 002 | 247310 | 0830 | 9/22/04 | \$265,000 | 1400 | 470 | 7 | 1967 | 3 | 11021 | N | N | 17269 138TH AV SE |
| 002 | 247310 | 1430 | 9/30/03 | \$224,950 | 1400 | 750 | 7 | 1966 | 4 | 8580 | N | N | 17028 136TH PL SE |
| 002 | 722140 | 0175 | 7/13/04 | \$310,000 | 1400 | 520 | 7 | 1907 | 5 | 15750 | Y | N | 508 CEDAR AV S |
| 002 | 723150 | 0440 | 5/13/04 | \$274,950 | 1410 | 0 | 7 | 1990 | 3 | 6000 | Y | N | 524 MILL AV S |
| 002 | 247338 | 0350 | 12/12/03 | \$255,000 | 1430 | 360 | 7 | 1969 | 3 | 14691 | N | N | 13109 SE 162ND PL |
| 002 | 864550 | 0690 | 7/23/04 | \$287,500 | 1430 | 950 | 7 | 2001 | 3 | 7700 | N | N | 1609 GLENNWOOD AV SE |
| 002 | 142391 | 0300 | 7/13/04 | \$250,900 | 1440 | 0 | 7 | 1966 | 3 | 7389 | N | N | 16624 127TH AV SE |
| 002 | 247325 | 0110 | 4/24/03 | \$180,000 | 1440 | 0 | 7 | 1967 | 4 | 10500 | N | N | 13800 SE 161ST PL |
| 002 | 247325 | 0530 | 5/7/03 | \$189,500 | 1440 | 0 | 7 | 1968 | 3 | 8300 | N | N | 16151 138TH AV SE |
| 002 | 247325 | 0810 | 9/11/03 | \$219,950 | 1440 | 0 | 7 | 1976 | 3 | 7626 | N | N | 13713 SE 163RD ST |
| 002 | 247325 | 1380 | 8/19/03 | \$209,000 | 1440 | 0 | 7 | 1968 | 3 | 8750 | N | N | 13837 SE 161ST PL |
| 002 | 739930 | 0600 | 6/10/04 | \$250,000 | 1440 | 0 | 7 | 1968 | 4 | 7304 | N | N | 1925 CAMAS CT SE |
| 002 | 864552 | 0100 | 3/1/04 | \$240,000 | 1440 | 480 | 7 | 1980 | 4 | 11186 | N | N | 3308 SE 20TH CT |
| 002 | 143300 | 0050 | 6/2/03 | \$172,700 | 1460 | 0 | 7 | 1960 | 4 | 9122 | N | N | 12526 SE 172ND ST |
| 002 | 142380 | 0640 | 10/13/03 | \$225,000 | 1470 | 0 | 7 | 1965 | 4 | 8050 | N | N | 11912 SE 168TH ST |
| 002 | 247325 | 0760 | 5/10/03 | \$223,000 | 1480 | 0 | 7 | 1976 | 3 | 8085 | N | N | 13531 SE 163RD ST |
| 002 | 247338 | 1290 | 5/15/03 | \$213,052 | 1480 | 0 | 7 | 1975 | 3 | 7390 | N | N | 16315 131ST AV SE |
| 002 | 247339 | 0040 | 8/25/04 | \$245,000 | 1480 | 0 | 7 | 1968 | 3 | 7100 | N | N | 16130 133RD PL SE |
| 002 | 247339 | 0400 | 11/3/03 | \$220,250 | 1480 | 0 | 7 | 1968 | 4 | 13120 | N | N | 16225 132ND PL SE |
| 002 | 739930 | 0270 | 6/27/03 | \$218,750 | 1480 | 0 | 7 | 1969 | 4 | 8228 | N | N | 2030 ABERDEEN AV SE |
| 002 | 739930 | 0430 | 5/8/03 | \$220,950 | 1480 | 0 | 7 | 1969 | 4 | 7920 | N | N | 2106 SE 20TH CT |
| 002 | 739930 | 0560 | 11/11/03 | \$231,000 | 1480 | 0 | 7 | 1968 | 3 | 8802 | N | N | 2205 BLAINE CIR SE |
| 002 | 739930 | 0700 | 11/3/04 | \$253,950 | 1480 | 0 | 7 | 1968 | 4 | 7500 | N | N | 2001 DAYTON DR SE |
| 002 | 739930 | 0830 | 5/12/03 | \$214,000 | 1480 | 0 | 7 | 1968 | 4 | 8200 | N | N | 2024 DAYTON CT SE |
| 002 | 739930 | 0910 | 6/10/04 | \$244,500 | 1480 | 0 | 7 | 1968 | 4 | 7663 | N | N | 2409 SE 19TH ST |
| 002 | 739930 | 1050 | 10/29/04 | \$255,000 | 1480 | 0 | 7 | 1968 | 3 | 7500 | N | N | 2408 SE 19TH ST |

**Improved Sales Used in this Annual Update Analysis
Area 30
(1 to 3 Unit Residences)**

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|------------------------|
| 002 | 739930 | 1240 | 10/24/03 | \$239,950 | 1480 | 0 | 7 | 1967 | 4 | 10981 | N | N | 1725 ABERDEEN AV SE |
| 002 | 739930 | 1240 | 5/22/03 | \$230,000 | 1480 | 0 | 7 | 1967 | 4 | 10981 | N | N | 1725 ABERDEEN AV SE |
| 002 | 247310 | 0430 | 10/5/04 | \$230,000 | 1490 | 0 | 7 | 1973 | 3 | 9100 | N | N | 13723 SE 173RD PL |
| 002 | 722140 | 0447 | 9/18/03 | \$300,000 | 1490 | 0 | 7 | 1946 | 4 | 18600 | Y | N | 330 RENTON AV S |
| 002 | 864551 | 0890 | 4/28/03 | \$225,000 | 1490 | 800 | 7 | 1976 | 3 | 7300 | N | N | 1720 MONROE AV SE |
| 002 | 142391 | 0940 | 10/22/04 | \$210,000 | 1500 | 0 | 7 | 1967 | 4 | 7913 | N | N | 16616 126TH PL SE |
| 002 | 247310 | 0240 | 12/11/03 | \$217,000 | 1500 | 0 | 7 | 1967 | 4 | 10206 | N | N | 17115 136TH PL SE |
| 002 | 247310 | 0610 | 8/22/03 | \$207,900 | 1500 | 0 | 7 | 1967 | 3 | 9100 | N | N | 17116 139TH PL SE |
| 002 | 143170 | 0280 | 6/16/03 | \$246,000 | 1510 | 1150 | 7 | 1962 | 4 | 7344 | N | N | 12630 SE 160TH ST |
| 002 | 292305 | 9058 | 4/1/04 | \$206,000 | 1510 | 0 | 7 | 1953 | 3 | 26308 | N | N | 10917 SE 168TH ST |
| 002 | 142390 | 1060 | 3/10/04 | \$172,000 | 1520 | 0 | 7 | 1966 | 3 | 7920 | N | N | 12311 SE 166TH ST |
| 002 | 247520 | 0680 | 6/8/04 | \$227,000 | 1520 | 0 | 7 | 1989 | 3 | 4275 | N | N | 2045 SE 8TH DR |
| 002 | 739930 | 0060 | 2/14/03 | \$215,000 | 1520 | 0 | 7 | 1973 | 4 | 9625 | N | N | 1917 ABERDEEN AV SE |
| 002 | 247325 | 1190 | 7/8/04 | \$251,000 | 1530 | 0 | 7 | 1967 | 4 | 11625 | N | N | 16410 139TH PL SE |
| 002 | 247520 | 0780 | 5/25/04 | \$227,000 | 1530 | 0 | 7 | 1989 | 3 | 4093 | N | N | 2123 SE 8TH DR |
| 002 | 739930 | 0150 | 5/25/04 | \$235,000 | 1530 | 0 | 7 | 1973 | 3 | 7770 | N | N | 2022 ABERDEEN PL SE |
| 002 | 247338 | 0030 | 7/24/03 | \$209,950 | 1550 | 0 | 7 | 1969 | 4 | 7875 | N | N | 16104 131ST PL SE |
| 002 | 247310 | 0010 | 3/23/04 | \$229,900 | 1560 | 0 | 7 | 1966 | 3 | 7569 | N | N | 17036 138TH PL SE |
| 002 | 289270 | 0080 | 4/24/03 | \$235,000 | 1560 | 0 | 7 | 1981 | 3 | 7213 | N | N | 17122 113TH AV SE |
| 002 | 864551 | 0170 | 10/8/03 | \$249,000 | 1560 | 410 | 7 | 1978 | 3 | 8820 | N | N | 1706 LAKE YOUNGS WY SE |
| 002 | 142390 | 0170 | 2/25/04 | \$218,950 | 1570 | 0 | 7 | 1966 | 4 | 7993 | N | N | 12322 SE 165TH ST |
| 002 | 142391 | 0420 | 5/1/03 | \$217,500 | 1570 | 0 | 7 | 1967 | 4 | 10650 | N | N | 12720 SE 167TH ST |
| 002 | 247520 | 0410 | 9/5/03 | \$232,900 | 1570 | 0 | 7 | 1986 | 3 | 4110 | N | N | 2140 SE 8TH PL |
| 002 | 667307 | 0010 | 10/29/03 | \$215,000 | 1570 | 0 | 7 | 1979 | 3 | 8800 | N | N | 2114 113TH PL SE |
| 002 | 142390 | 0630 | 6/3/04 | \$234,500 | 1600 | 0 | 7 | 1967 | 5 | 7787 | N | N | 16729 125TH AV SE |
| 002 | 246070 | 0630 | 11/9/04 | \$267,950 | 1600 | 680 | 7 | 1981 | 3 | 7830 | N | N | 15637 129TH PL SE |
| 002 | 246070 | 0710 | 9/20/04 | \$250,000 | 1600 | 680 | 7 | 1979 | 3 | 5225 | N | N | 12901 SE 158TH PL |
| 002 | 739930 | 1020 | 7/16/04 | \$232,000 | 1600 | 0 | 7 | 1968 | 4 | 9520 | N | N | 1906 EDMONDS DR SE |
| 002 | 247339 | 0520 | 10/27/03 | \$225,000 | 1610 | 0 | 7 | 1968 | 4 | 7480 | N | N | 16040 132ND PL SE |
| 002 | 247520 | 1160 | 6/19/03 | \$216,000 | 1610 | 0 | 7 | 1986 | 3 | 4525 | N | N | 2223 SE 8TH PL |
| 002 | 247344 | 0090 | 1/2/04 | \$238,500 | 1620 | 0 | 7 | 1969 | 3 | 30048 | N | N | 13411 SE 159TH PL |

**Improved Sales Used in this Annual Update Analysis
Area 30
(1 to 3 Unit Residences)**

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|---------------------|
| 002 | 247344 | 0090 | 8/14/03 | \$229,950 | 1620 | 0 | 7 | 1969 | 3 | 30048 | N | N | 13411 SE 159TH PL |
| 002 | 739930 | 0480 | 9/15/03 | \$242,000 | 1620 | 0 | 7 | 1975 | 4 | 7500 | N | N | 1902 ABERDEEN AV SE |
| 002 | 143160 | 0090 | 12/22/03 | \$205,000 | 1640 | 0 | 7 | 1962 | 3 | 7200 | N | N | 12411 SE 158TH ST |
| 002 | 247340 | 0390 | 8/13/03 | \$224,000 | 1640 | 0 | 7 | 1977 | 3 | 8400 | N | N | 16600 133RD PL SE |
| 002 | 143150 | 0420 | 7/25/03 | \$210,000 | 1650 | 780 | 7 | 1962 | 4 | 7700 | N | N | 12334 SE 158TH ST |
| 002 | 247338 | 0210 | 4/13/04 | \$245,500 | 1650 | 0 | 7 | 1969 | 4 | 8485 | N | N | 16025 131ST PL SE |
| 002 | 247310 | 0780 | 12/31/03 | \$229,950 | 1660 | 0 | 7 | 1967 | 4 | 8632 | N | N | 17250 138TH AV SE |
| 002 | 247310 | 0970 | 3/25/03 | \$203,500 | 1660 | 0 | 7 | 1967 | 3 | 7638 | N | N | 17109 139TH PL SE |
| 002 | 247520 | 1150 | 5/29/03 | \$214,000 | 1660 | 0 | 7 | 1986 | 3 | 3798 | N | N | 2221 SE 8TH PL |
| 002 | 289260 | 0021 | 2/12/04 | \$193,500 | 1660 | 0 | 7 | 1952 | 4 | 10740 | N | N | 16821 113TH AV SE |
| 002 | 143170 | 0010 | 5/14/04 | \$214,900 | 1670 | 0 | 7 | 1962 | 3 | 7700 | N | N | 12424 SE 158TH ST |
| 002 | 247338 | 1130 | 7/28/04 | \$206,400 | 1670 | 0 | 7 | 1969 | 4 | 7000 | N | N | 16318 128TH PL SE |
| 002 | 143310 | 0210 | 9/24/04 | \$236,000 | 1680 | 0 | 7 | 1962 | 4 | 8176 | N | N | 16314 126TH AV SE |
| 002 | 247310 | 0500 | 11/9/04 | \$270,000 | 1690 | 0 | 7 | 1967 | 4 | 9525 | N | N | 17258 139TH PL SE |
| 002 | 247520 | 1310 | 10/30/03 | \$240,000 | 1700 | 0 | 7 | 1987 | 3 | 4201 | N | N | 2306 SE 8TH DR |
| 002 | 739930 | 0090 | 7/2/03 | \$200,000 | 1710 | 0 | 7 | 1973 | 4 | 8625 | N | N | 1931 ABERDEEN PL SE |
| 002 | 722900 | 0120 | 5/2/03 | \$227,000 | 1730 | 0 | 7 | 1959 | 3 | 15200 | N | N | 17212 129TH AV SE |
| 002 | 247344 | 0030 | 6/3/03 | \$235,000 | 1750 | 0 | 7 | 1973 | 3 | 7410 | N | N | 13303 SE 159TH PL |
| 002 | 247520 | 0180 | 6/30/03 | \$235,950 | 1760 | 0 | 7 | 1986 | 3 | 5329 | Y | N | 2438 SE 8TH PL |
| 002 | 247520 | 0320 | 5/27/03 | \$240,000 | 1760 | 0 | 7 | 1986 | 3 | 4400 | Y | N | 2234 SE 8TH PL |
| 002 | 247520 | 0700 | 6/24/04 | \$233,500 | 1760 | 0 | 7 | 1985 | 3 | 5445 | N | N | 2059 SE 8TH DR |
| 002 | 143170 | 0090 | 8/20/03 | \$220,000 | 1770 | 0 | 7 | 1962 | 4 | 8030 | N | N | 12652 SE 158TH ST |
| 002 | 143170 | 0460 | 10/14/03 | \$200,000 | 1770 | 0 | 7 | 1962 | 3 | 7626 | N | N | 12811 SE 158TH ST |
| 002 | 247520 | 1270 | 7/23/04 | \$249,950 | 1800 | 0 | 7 | 1986 | 3 | 4727 | N | N | 2314 SE 8TH DR |
| 002 | 247520 | 1270 | 3/10/03 | \$230,950 | 1800 | 0 | 7 | 1986 | 3 | 4727 | N | N | 2314 SE 8TH DR |
| 002 | 142391 | 0050 | 9/28/04 | \$221,000 | 1820 | 0 | 7 | 1966 | 4 | 7200 | N | N | 12724 SE 168TH ST |
| 002 | 247338 | 1110 | 1/28/04 | \$227,000 | 1820 | 0 | 7 | 1970 | 4 | 8450 | N | N | 16330 128TH PL SE |
| 002 | 143170 | 0440 | 8/21/03 | \$232,000 | 1960 | 0 | 7 | 1962 | 3 | 7544 | N | N | 12669 SE 160TH ST |
| 002 | 739930 | 0520 | 8/18/03 | \$225,000 | 1960 | 0 | 7 | 1968 | 3 | 8589 | N | N | 2129 BLAINE CIR SE |
| 002 | 162680 | 0035 | 12/9/03 | \$224,000 | 2020 | 0 | 7 | 1990 | 3 | 13000 | N | N | 10805 SE 173RD ST |
| 002 | 247338 | 0600 | 5/12/04 | \$249,950 | 2040 | 0 | 7 | 1969 | 3 | 10944 | N | N | 16211 128TH PL SE |

**Improved Sales Used in this Annual Update Analysis
Area 30
(1 to 3 Unit Residences)**

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|--------------------------|
| 002 | 247338 | 0600 | 7/30/03 | \$224,950 | 2040 | 0 | 7 | 1969 | 3 | 10944 | N | N | 16211 128TH PL SE |
| 002 | 008800 | 0532 | 4/22/04 | \$250,000 | 2050 | 0 | 7 | 2002 | 3 | 10478 | N | N | 10918 SE 168TH ST |
| 002 | 008700 | 0066 | 2/2/04 | \$246,000 | 2140 | 0 | 7 | 1949 | 4 | 19252 | N | N | 2824 BENSON RD S |
| 002 | 247338 | 1230 | 3/4/03 | \$243,500 | 2190 | 0 | 7 | 1977 | 4 | 8478 | N | N | 16205 131ST AV SE |
| 002 | 247310 | 0810 | 12/3/03 | \$235,000 | 2300 | 0 | 7 | 1967 | 4 | 8064 | N | N | 17259 138TH AV SE |
| 002 | 272305 | 9005 | 8/4/03 | \$222,000 | 3610 | 0 | 7 | 1986 | 3 | 20473 | N | N | 16215 140TH AV SE |
| 002 | 739910 | 0170 | 10/14/03 | \$155,000 | 840 | 480 | 8 | 1966 | 3 | 1848 | N | N | 1609 BLAINE CT SE |
| 002 | 739910 | 0190 | 2/7/03 | \$139,950 | 840 | 430 | 8 | 1966 | 3 | 2002 | N | N | 1613 BLAINE CT SE |
| 002 | 723150 | 0380 | 7/9/04 | \$320,000 | 1020 | 500 | 8 | 1978 | 3 | 5750 | Y | N | 411 CEDAR AV S |
| 002 | 667306 | 0110 | 7/21/04 | \$250,000 | 1160 | 450 | 8 | 1979 | 4 | 8625 | N | N | 2110 SE 22ND PL |
| 002 | 739910 | 0050 | 11/25/03 | \$155,000 | 1200 | 0 | 8 | 1966 | 3 | 1848 | N | N | 1604 ABERDEEN CT SE |
| 002 | 292305 | 9083 | 2/3/03 | \$232,000 | 1210 | 420 | 8 | 1957 | 4 | 9750 | N | N | 11520 SE 176TH ST |
| 002 | 667306 | 0120 | 4/26/04 | \$230,000 | 1220 | 640 | 8 | 1979 | 4 | 8400 | N | N | 2122 ABERDEEN CT SE |
| 002 | 667306 | 0240 | 2/25/04 | \$251,800 | 1220 | 900 | 8 | 1979 | 4 | 9800 | N | N | 2114 MONTEREY CT SE |
| 002 | 667306 | 0260 | 3/21/03 | \$239,000 | 1220 | 910 | 8 | 1979 | 4 | 8610 | N | N | 2111 MONTEREY CT SE |
| 002 | 722140 | 0165 | 9/4/03 | \$287,000 | 1220 | 420 | 8 | 1950 | 3 | 6750 | Y | N | 501 RENTON AV S |
| 002 | 739900 | 0630 | 3/24/04 | \$240,000 | 1290 | 500 | 8 | 1964 | 3 | 7347 | N | N | 1614 ROLLING HILLS AV SE |
| 002 | 739920 | 0700 | 9/20/04 | \$291,000 | 1290 | 1230 | 8 | 1978 | 3 | 7500 | N | N | 1925 ROLLING HILLS AV SE |
| 002 | 739920 | 0790 | 4/22/04 | \$270,000 | 1290 | 1200 | 8 | 1976 | 3 | 9200 | N | N | 1923 JONES CT SE |
| 002 | 739920 | 0590 | 9/28/04 | \$260,000 | 1330 | 330 | 8 | 1970 | 3 | 7500 | N | N | 1713 SE 18TH PL |
| 002 | 739920 | 0320 | 9/29/03 | \$270,000 | 1340 | 730 | 8 | 1976 | 4 | 8250 | N | N | 2006 JONES CIR SE |
| 002 | 386480 | 0080 | 4/3/03 | \$194,500 | 1390 | 0 | 8 | 2002 | 3 | 3631 | N | N | 17306 125TH AV SE |
| 002 | 386480 | 0090 | 4/29/03 | \$194,500 | 1390 | 0 | 8 | 2002 | 3 | 3633 | N | N | 17312 125TH AV SE |
| 002 | 386480 | 0120 | 2/28/03 | \$192,650 | 1390 | 0 | 8 | 2002 | 3 | 3641 | N | N | 17330 125TH AV SE |
| 002 | 386480 | 0130 | 2/13/03 | \$191,900 | 1390 | 0 | 8 | 2002 | 3 | 3643 | N | N | 17336 125TH AV SE |
| 002 | 739910 | 0010 | 3/26/04 | \$173,000 | 1390 | 0 | 8 | 1966 | 3 | 2002 | N | N | 1596 ABERDEEN CT SE |
| 002 | 667305 | 0300 | 1/27/03 | \$224,000 | 1450 | 0 | 8 | 1978 | 4 | 8750 | N | N | 1716 SE 21ST PL |
| 002 | 667306 | 0020 | 2/25/03 | \$220,000 | 1490 | 780 | 8 | 1979 | 4 | 7752 | N | N | 2001 SE 22ND PL |
| 002 | 667306 | 0210 | 8/13/03 | \$243,500 | 1490 | 780 | 8 | 1979 | 4 | 7980 | N | N | 2008 SE 22ND PL |
| 002 | 667305 | 0220 | 7/8/04 | \$284,000 | 1540 | 810 | 8 | 1978 | 3 | 11368 | N | N | 2110 LINCOLN PL SE |
| 002 | 667306 | 0050 | 5/14/04 | \$235,000 | 1540 | 0 | 8 | 1979 | 4 | 7752 | N | N | 2019 SE 22ND PL |

**Improved Sales Used in this Annual Update Analysis
Area 30
(1 to 3 Unit Residences)**

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|--------------------------|
| 002 | 667306 | 0270 | 12/9/03 | \$235,000 | 1540 | 0 | 8 | 1979 | 4 | 7600 | N | N | 2117 MONTEREY CT SE |
| 002 | 386480 | 0100 | 5/23/03 | \$221,500 | 1550 | 0 | 8 | 2002 | 3 | 4432 | N | N | 17318 125TH AV SE |
| 002 | 386480 | 0110 | 7/17/03 | \$219,500 | 1550 | 0 | 8 | 2002 | 3 | 4435 | N | N | 17324 125TH AV SE |
| 002 | 739920 | 0470 | 12/17/03 | \$250,500 | 1600 | 0 | 8 | 1968 | 4 | 8400 | N | N | 1808 ROLLING HILLS AV SE |
| 002 | 739900 | 0580 | 7/8/03 | \$258,000 | 1680 | 500 | 8 | 1969 | 4 | 7000 | N | N | 2002 SE 17TH CT |
| 002 | 739920 | 0800 | 2/13/03 | \$260,000 | 1680 | 430 | 8 | 1970 | 4 | 8400 | N | N | 1929 JONES CT SE |
| 002 | 564050 | 0030 | 5/12/04 | \$379,950 | 1830 | 0 | 8 | 2003 | 3 | 4048 | Y | N | 1332 BEACON WY S |
| 002 | 008800 | 0690 | 7/12/04 | \$283,000 | 1870 | 0 | 8 | 2002 | 3 | 11782 | N | N | 16422 108TH AV SE |
| 002 | 739920 | 0080 | 12/9/03 | \$239,000 | 1870 | 0 | 8 | 1966 | 4 | 7400 | N | N | 1808 LINCOLN CIR SE |
| 002 | 329470 | 0231 | 8/20/04 | \$328,900 | 1890 | 0 | 8 | 1981 | 3 | 6458 | Y | N | 812 GRANT AV S |
| 002 | 386480 | 0010 | 4/29/03 | \$268,685 | 2000 | 0 | 8 | 2002 | 3 | 6313 | N | N | 17228 125TH AV SE |
| 002 | 386480 | 0040 | 6/12/03 | \$259,000 | 2000 | 0 | 8 | 2002 | 3 | 4301 | N | N | 17246 125TH AV SE |
| 002 | 386480 | 0050 | 8/13/03 | \$266,000 | 2000 | 0 | 8 | 2002 | 3 | 5466 | N | N | 17252 125TH AV SE |
| 002 | 386480 | 0050 | 8/27/03 | \$264,000 | 2000 | 0 | 8 | 2002 | 3 | 5466 | N | N | 17252 125TH AV SE |
| 002 | 739920 | 0060 | 8/17/04 | \$292,000 | 2010 | 0 | 8 | 1976 | 4 | 9400 | N | N | 1822 SE 18TH PL |
| 002 | 386480 | 0060 | 2/26/03 | \$266,900 | 2060 | 0 | 8 | 2002 | 3 | 6562 | N | N | 17258 125TH AV SE |
| 002 | 386480 | 0070 | 6/19/03 | \$273,500 | 2060 | 0 | 8 | 2002 | 3 | 6595 | N | N | 17264 125TH AV SE |
| 002 | 722140 | 0210 | 4/26/04 | \$360,000 | 2160 | 0 | 8 | 1906 | 5 | 13475 | Y | N | 600 CEDAR AV S |
| 002 | 282305 | 9099 | 2/10/03 | \$271,600 | 2260 | 0 | 8 | 1980 | 4 | 70567 | N | N | 12844 SE 168TH ST |
| 002 | 329470 | 0210 | 11/14/03 | \$470,950 | 2320 | 1330 | 8 | 1999 | 3 | 8532 | Y | N | 712 GRANT AV S |
| 002 | 329470 | 0391 | 9/27/04 | \$273,300 | 2340 | 0 | 8 | 1965 | 4 | 10725 | Y | N | 910 HIGH AV S |
| 002 | 722140 | 0168 | 10/17/03 | \$328,000 | 2350 | 0 | 8 | 1992 | 3 | 7500 | Y | N | 436 CEDAR AV S |
| 002 | 564050 | 0031 | 6/17/04 | \$420,000 | 2480 | 0 | 8 | 2003 | 3 | 4968 | Y | N | 1338 BEACON WY S |
| 002 | 564050 | 0034 | 2/25/04 | \$430,000 | 2560 | 0 | 8 | 2003 | 3 | 5876 | Y | N | 1406 BEACON WY S |
| 002 | 247520 | 0390 | 4/23/03 | \$330,000 | 2940 | 0 | 8 | 1986 | 4 | 5019 | Y | N | 2220 SE 8TH PL |
| 002 | 733000 | 0010 | 9/5/03 | \$472,500 | 3170 | 0 | 9 | 1994 | 3 | 14199 | N | N | 1707 SE 7TH CT |
| 002 | 733000 | 0120 | 11/21/03 | \$549,950 | 3510 | 1380 | 9 | 1994 | 3 | 16531 | N | N | 1706 SE 7TH CT |
| 002 | 733000 | 0040 | 6/28/04 | \$569,950 | 3610 | 0 | 9 | 1994 | 3 | 10245 | Y | N | 1801 SE 7TH CT |
| 002 | 147306 | 0110 | 9/15/04 | \$629,950 | 3170 | 0 | 10 | 2004 | 3 | 10679 | N | N | 13522 SE 156TH PL |
| 002 | 147306 | 0080 | 7/30/04 | \$603,310 | 3190 | 0 | 10 | 2004 | 3 | 10664 | Y | N | 13546 SE 159TH PL |
| 002 | 326057 | 0100 | 5/3/04 | \$509,950 | 3250 | 0 | 10 | 2003 | 3 | 4750 | N | N | 1827 SE 8TH ST |

**Improved Sales Used in this Annual Update Analysis
Area 30
(1 to 3 Unit Residences)**

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|-------------------|
| 002 | 326057 | 0360 | 3/26/04 | \$515,950 | 3250 | 0 | 10 | 2003 | 3 | 5500 | N | N | 1828 SE 8TH PL |
| 002 | 326057 | 0420 | 3/31/04 | \$509,950 | 3250 | 0 | 10 | 2003 | 3 | 4750 | N | N | 1823 SE 8TH PL |
| 002 | 326057 | 0070 | 5/4/04 | \$499,950 | 3290 | 0 | 10 | 2003 | 3 | 6542 | N | N | 1809 SE 8TH ST |
| 002 | 326057 | 0250 | 7/15/04 | \$539,950 | 3290 | 0 | 10 | 2003 | 3 | 4750 | N | N | 810 LINCOLN AV SE |
| 002 | 326057 | 0400 | 2/24/04 | \$499,950 | 3290 | 0 | 10 | 2003 | 3 | 4750 | N | N | 1811 SE 8TH PL |
| 002 | 326057 | 0440 | 1/27/04 | \$489,000 | 3290 | 0 | 10 | 2003 | 3 | 4750 | N | N | 1835 SE 8TH PL |
| 002 | 326057 | 0030 | 12/4/03 | \$494,950 | 3310 | 0 | 10 | 2003 | 3 | 5068 | N | N | 1713 SE 8TH ST |
| 002 | 326057 | 0110 | 2/24/04 | \$504,950 | 3310 | 0 | 10 | 2003 | 3 | 5843 | N | N | 1833 SE 8TH ST |
| 002 | 326057 | 0230 | 8/24/04 | \$535,950 | 3310 | 0 | 10 | 2003 | 3 | 4750 | N | N | 820 LINCOLN AV SE |
| 002 | 326057 | 0280 | 7/23/04 | \$529,950 | 3310 | 0 | 10 | 2003 | 3 | 4750 | N | N | 734 LINCOLN AV SE |
| 002 | 326057 | 0300 | 6/21/04 | \$540,000 | 3310 | 0 | 10 | 2003 | 3 | 7055 | N | N | 722 LINCOLN AV SE |
| 002 | 326057 | 0480 | 1/27/04 | \$499,950 | 3310 | 0 | 10 | 2003 | 3 | 4750 | N | N | 1820 SE 8TH ST |
| 002 | 326057 | 0080 | 10/12/04 | \$589,950 | 3420 | 0 | 10 | 2003 | 3 | 4750 | N | N | 1815 SE 8TH ST |
| 002 | 326057 | 0410 | 5/25/04 | \$589,950 | 3420 | 0 | 10 | 2003 | 3 | 4750 | N | N | 1817 SE 8TH PL |
| 002 | 326057 | 0090 | 4/21/04 | \$549,950 | 3490 | 0 | 10 | 2003 | 3 | 5700 | N | N | 1821 SE 8TH ST |
| 002 | 326057 | 0150 | 3/25/04 | \$564,950 | 3490 | 0 | 10 | 2003 | 3 | 10069 | N | N | 833 LINCOLN AV SE |
| 002 | 326057 | 0190 | 10/20/04 | \$584,950 | 3490 | 0 | 10 | 2003 | 3 | 8167 | N | N | 906 LINCOLN AV SE |
| 002 | 326057 | 0310 | 7/19/04 | \$574,950 | 3490 | 0 | 10 | 2003 | 3 | 7583 | N | N | 718 LINCOLN AV SE |
| 002 | 326057 | 0390 | 3/16/04 | \$538,950 | 3490 | 0 | 10 | 2003 | 3 | 5225 | N | N | 1805 SE 8TH PL |
| 002 | 326057 | 0450 | 7/14/04 | \$553,950 | 3490 | 0 | 10 | 2003 | 3 | 6305 | N | N | 1841 SE 8TH PL |
| 002 | 326057 | 0460 | 9/30/04 | \$553,950 | 3490 | 0 | 10 | 2003 | 3 | 6181 | N | N | 1832 SE 8TH ST |
| 002 | 326057 | 0470 | 6/4/04 | \$541,000 | 3490 | 0 | 10 | 2003 | 3 | 5700 | Y | N | 1826 SE 8TH ST |
| 002 | 326057 | 0020 | 3/4/04 | \$563,950 | 3500 | 0 | 10 | 2003 | 3 | 5413 | N | N | 1707 SE 8TH ST |
| 002 | 326057 | 0320 | 9/10/04 | \$585,950 | 3500 | 0 | 10 | 2003 | 3 | 6015 | N | N | 712 LINCOLN AV SE |
| 002 | 326057 | 0340 | 8/9/04 | \$569,950 | 3500 | 0 | 10 | 2004 | 3 | 5500 | N | N | 1840 SE 8TH PL |
| 002 | 326057 | 0050 | 3/9/04 | \$569,950 | 3520 | 0 | 10 | 2003 | 3 | 5674 | N | N | 1725 SE 8TH ST |
| 002 | 326057 | 0130 | 8/26/04 | \$579,950 | 3520 | 0 | 10 | 2003 | 3 | 5700 | Y | N | 825 LINCOLN AV SE |
| 002 | 326057 | 0240 | 5/24/04 | \$594,950 | 3520 | 0 | 10 | 2003 | 3 | 5700 | N | N | 816 LINCOLN AV SE |
| 002 | 326057 | 0270 | 6/4/04 | \$594,950 | 3520 | 0 | 10 | 2003 | 3 | 5700 | N | N | 740 LINCOLN AV SE |
| 002 | 326057 | 0350 | 6/16/04 | \$625,950 | 3520 | 0 | 10 | 2004 | 3 | 6600 | N | N | 1834 SE 8TH PL |
| 002 | 326057 | 0490 | 1/22/04 | \$595,950 | 3520 | 0 | 10 | 2003 | 3 | 5700 | N | N | 1814 SE 8TH ST |

**Improved Sales Used in this Annual Update Analysis
Area 30
(1 to 3 Unit Residences)**

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|-------------------------|
| 002 | 326057 | 0160 | 6/4/04 | \$619,950 | 3530 | 0 | 10 | 2003 | 3 | 10229 | N | N | 837 LINCOLN AV SE |
| 002 | 326057 | 0170 | 7/19/04 | \$630,000 | 3530 | 0 | 10 | 2003 | 3 | 10219 | N | N | 905 LINCOLN AV SE |
| 002 | 326057 | 0040 | 6/16/04 | \$569,950 | 3540 | 0 | 10 | 2003 | 3 | 4818 | N | N | 1719 SE 8TH ST |
| 002 | 326057 | 0140 | 10/20/04 | \$569,950 | 3540 | 0 | 10 | 2003 | 3 | 5700 | N | N | 829 LINCOLN AV SE |
| 002 | 326057 | 0260 | 9/10/04 | \$594,950 | 3540 | 0 | 10 | 2003 | 3 | 4750 | N | N | 804 LINCOLN AV SE |
| 002 | 326057 | 0430 | 10/18/04 | \$569,950 | 3540 | 0 | 10 | 2003 | 3 | 4750 | N | N | 1829 SE 8TH PL |
| 002 | 326057 | 0010 | 3/12/04 | \$594,950 | 3590 | 0 | 10 | 2003 | 3 | 7504 | N | N | 1701 SE 8TH ST |
| 002 | 326057 | 0060 | 5/7/04 | \$595,950 | 3590 | 0 | 10 | 2003 | 3 | 8370 | N | N | 1803 SE 8TH ST |
| 002 | 326057 | 0120 | 3/31/04 | \$595,950 | 3590 | 0 | 10 | 2003 | 3 | 7218 | N | N | 821 LINCOLN AV SE |
| 002 | 326057 | 0180 | 6/30/04 | \$609,950 | 3590 | 0 | 10 | 2003 | 3 | 8633 | N | N | 912 LINCOLN AV SE |
| 002 | 326057 | 0330 | 9/28/04 | \$635,950 | 3590 | 0 | 10 | 2003 | 3 | 6918 | N | N | 1846 SE 8TH PL |
| 002 | 326057 | 0380 | 10/12/04 | \$635,950 | 3590 | 0 | 10 | 2003 | 3 | 6600 | N | N | 1816 SE 8TH PL |
| 002 | 326057 | 0500 | 3/31/04 | \$630,950 | 3730 | 0 | 10 | 2003 | 3 | 9244 | N | N | 1808 SE 8TH ST |
| 002 | 147306 | 0020 | 9/15/04 | \$709,950 | 3800 | 0 | 10 | 2004 | 3 | 10318 | Y | N | 13559 SE 159TH PL |
| 003 | 519800 | 0010 | 6/22/04 | \$179,000 | 1030 | 0 | 6 | 1968 | 3 | 6935 | N | N | 16121 SE PETROVITSKY RD |
| 003 | 519800 | 0020 | 10/29/04 | \$210,000 | 1030 | 0 | 6 | 1968 | 4 | 8494 | N | N | 16123 SE PETROVITSKY RD |
| 003 | 519800 | 0070 | 6/3/03 | \$170,000 | 1030 | 0 | 6 | 1968 | 4 | 9271 | N | N | 16301 SE PETROVITSKY RD |
| 003 | 352305 | 9041 | 10/31/03 | \$242,000 | 1230 | 0 | 6 | 1937 | 5 | 46609 | N | N | 16010 SE PETROVITSKY RD |
| 003 | 132834 | 0730 | 5/8/04 | \$234,950 | 880 | 0 | 7 | 1979 | 3 | 9380 | N | N | 15303 SE 179TH ST |
| 003 | 132833 | 0560 | 9/22/03 | \$235,000 | 960 | 670 | 7 | 1981 | 3 | 8760 | N | N | 17730 153RD CT SE |
| 003 | 132830 | 0700 | 6/29/04 | \$267,000 | 1080 | 700 | 7 | 1977 | 4 | 7632 | N | N | 15918 SE 176TH PL |
| 003 | 132830 | 0920 | 7/27/04 | \$249,000 | 1080 | 500 | 7 | 1977 | 3 | 8395 | N | N | 15906 SE 177TH ST |
| 003 | 132830 | 1230 | 9/15/03 | \$245,000 | 1080 | 530 | 7 | 1977 | 3 | 8260 | N | N | 17728 159TH AV SE |
| 003 | 132831 | 0780 | 8/13/04 | \$254,950 | 1100 | 830 | 7 | 1977 | 3 | 9100 | N | N | 15537 SE 179TH ST |
| 003 | 132834 | 0090 | 8/10/04 | \$225,900 | 1100 | 530 | 7 | 1980 | 3 | 6786 | N | N | 15215 SE 178TH PL |
| 003 | 247341 | 0070 | 5/12/03 | \$253,000 | 1140 | 1000 | 7 | 1976 | 4 | 7210 | N | N | 17407 158TH AV SE |
| 003 | 247341 | 0170 | 7/14/04 | \$269,000 | 1140 | 490 | 7 | 1976 | 3 | 7210 | N | N | 15708 SE 175TH ST |
| 003 | 132831 | 0720 | 3/30/04 | \$248,000 | 1150 | 850 | 7 | 1977 | 4 | 7920 | N | N | 17853 156TH PL SE |
| 003 | 132831 | 0740 | 12/8/03 | \$238,000 | 1150 | 860 | 7 | 1977 | 3 | 8625 | N | N | 15536 SE 179TH ST |
| 003 | 132830 | 0380 | 10/24/03 | \$233,000 | 1170 | 530 | 7 | 1977 | 4 | 6825 | N | N | 17729 161ST AV SE |
| 003 | 132834 | 0300 | 4/29/03 | \$254,000 | 1170 | 680 | 7 | 1981 | 4 | 10720 | N | N | 17710 153RD AV SE |

**Improved Sales Used in this Annual Update Analysis
Area 30
(1 to 3 Unit Residences)**

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|-------------------|
| 003 | 132830 | 1240 | 5/3/04 | \$210,000 | 1180 | 460 | 7 | 1977 | 3 | 8125 | N | N | 17720 159TH AV SE |
| 003 | 132834 | 0040 | 6/19/03 | \$195,000 | 1180 | 0 | 7 | 1980 | 3 | 7844 | N | N | 15304 SE 179TH ST |
| 003 | 132834 | 0680 | 9/29/03 | \$223,000 | 1180 | 0 | 7 | 1980 | 3 | 10080 | N | N | 15201 SE 179TH ST |
| 003 | 132833 | 0750 | 11/22/03 | \$213,750 | 1200 | 260 | 7 | 1978 | 3 | 9563 | N | N | 15419 SE 179TH ST |
| 003 | 247341 | 0530 | 5/19/03 | \$262,950 | 1200 | 620 | 7 | 1975 | 4 | 7210 | N | N | 17414 158TH AV SE |
| 003 | 132834 | 0160 | 1/12/04 | \$224,950 | 1210 | 0 | 7 | 1980 | 3 | 5350 | N | N | 15230 SE 178TH PL |
| 003 | 132830 | 0200 | 12/12/03 | \$225,000 | 1230 | 750 | 7 | 1977 | 3 | 6890 | N | N | 17802 161ST AV SE |
| 003 | 132830 | 0350 | 2/25/03 | \$236,000 | 1230 | 770 | 7 | 1977 | 4 | 6784 | N | N | 17707 161ST AV SE |
| 003 | 132830 | 0160 | 6/23/03 | \$224,950 | 1240 | 840 | 7 | 1977 | 3 | 7700 | N | N | 17826 161ST AV SE |
| 003 | 132830 | 0490 | 8/31/04 | \$255,000 | 1240 | 800 | 7 | 1977 | 3 | 6360 | N | N | 17810 160TH AV SE |
| 003 | 247341 | 0080 | 5/25/04 | \$234,400 | 1270 | 630 | 7 | 1976 | 4 | 7210 | N | N | 17415 158TH AV SE |
| 003 | 247341 | 0140 | 4/5/04 | \$240,700 | 1270 | 600 | 7 | 1976 | 3 | 7560 | N | N | 17457 158TH AV SE |
| 003 | 247341 | 0220 | 7/27/04 | \$270,315 | 1270 | 460 | 7 | 1976 | 3 | 10146 | N | N | 15632 SE 175TH ST |
| 003 | 132830 | 1160 | 7/22/04 | \$268,000 | 1280 | 580 | 7 | 1977 | 3 | 9600 | N | N | 15904 SE 178TH CT |
| 003 | 247341 | 0280 | 7/19/04 | \$267,950 | 1330 | 480 | 7 | 1977 | 4 | 7725 | N | N | 17529 157TH PL SE |
| 003 | 132830 | 0330 | 2/13/03 | \$232,550 | 1340 | 970 | 7 | 1977 | 3 | 8100 | N | N | 17625 161ST AV SE |
| 003 | 247346 | 0350 | 9/18/03 | \$218,000 | 1350 | 0 | 7 | 1977 | 3 | 8640 | N | N | 16072 SE 172ND PL |
| 003 | 132830 | 0250 | 8/29/04 | \$245,000 | 1360 | 900 | 7 | 1977 | 3 | 7420 | N | N | 17626 161ST AV SE |
| 003 | 132830 | 0770 | 4/8/03 | \$249,500 | 1470 | 1000 | 7 | 1977 | 4 | 6650 | N | N | 15907 SE 176TH PL |
| 003 | 132833 | 0650 | 11/19/03 | \$229,900 | 1480 | 0 | 7 | 1980 | 3 | 7705 | N | N | 15337 SE 178TH ST |
| 003 | 132835 | 0100 | 8/19/03 | \$240,000 | 1500 | 0 | 7 | 1984 | 3 | 9617 | N | N | 15831 SE 180TH CT |
| 003 | 132830 | 0260 | 4/16/04 | \$248,950 | 1510 | 440 | 7 | 1978 | 3 | 6825 | N | N | 17618 161ST AV SE |
| 003 | 132830 | 1200 | 9/23/03 | \$274,900 | 1520 | 510 | 7 | 1977 | 3 | 12600 | N | N | 15920 SE 178TH ST |
| 003 | 132833 | 0070 | 7/28/03 | \$216,950 | 1550 | 0 | 7 | 1979 | 3 | 7725 | N | N | 15500 SE 179TH ST |
| 003 | 132835 | 0170 | 8/27/03 | \$264,950 | 1550 | 300 | 7 | 1985 | 4 | 7895 | N | N | 18004 158TH PL SE |
| 003 | 132830 | 1180 | 7/15/03 | \$219,950 | 1710 | 0 | 7 | 1977 | 4 | 9000 | N | N | 15909 SE 178TH ST |
| 003 | 247341 | 0240 | 10/11/04 | \$262,000 | 1790 | 180 | 7 | 1977 | 3 | 8034 | N | N | 15647 SE 175TH PL |
| 003 | 247341 | 0240 | 1/23/03 | \$227,500 | 1790 | 180 | 7 | 1977 | 3 | 8034 | N | N | 15647 SE 175TH PL |
| 003 | 247337 | 0670 | 3/30/04 | \$282,500 | 1080 | 1050 | 8 | 1975 | 3 | 7350 | N | N | 15801 SE 171ST PL |
| 003 | 132833 | 0680 | 9/30/04 | \$279,950 | 1090 | 400 | 8 | 1981 | 3 | 7373 | N | N | 17823 154TH AV SE |
| 003 | 132834 | 0100 | 2/11/04 | \$236,450 | 1100 | 550 | 8 | 1980 | 3 | 8568 | N | N | 15223 SE 178TH PL |

**Improved Sales Used in this Annual Update Analysis
Area 30
(1 to 3 Unit Residences)**

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|----------------------|
| 003 | 132834 | 0700 | 4/1/03 | \$240,000 | 1120 | 550 | 8 | 1980 | 3 | 10200 | N | N | 15211 SE 179TH ST |
| 003 | 247337 | 0780 | 6/11/04 | \$293,000 | 1150 | 670 | 8 | 1973 | 3 | 8400 | N | N | 17022 159TH PL SE |
| 003 | 247349 | 0070 | 3/25/03 | \$193,950 | 1170 | 0 | 8 | 1969 | 3 | 8806 | N | N | 15046 SE FAIRWOOD BL |
| 003 | 140260 | 0500 | 6/22/04 | \$260,500 | 1200 | 400 | 8 | 1981 | 3 | 7048 | N | N | 18306 152ND AV SE |
| 003 | 247346 | 0630 | 7/16/04 | \$258,500 | 1270 | 420 | 8 | 1978 | 3 | 9460 | N | N | 17338 160TH AV SE |
| 003 | 247348 | 0550 | 9/13/04 | \$275,000 | 1270 | 380 | 8 | 1981 | 3 | 7500 | N | N | 16213 SE 174TH ST |
| 003 | 140263 | 0420 | 7/23/04 | \$274,000 | 1280 | 400 | 8 | 1985 | 3 | 7208 | N | N | 15419 SE 182ND ST |
| 003 | 247346 | 0130 | 9/24/03 | \$241,950 | 1290 | 500 | 8 | 1978 | 3 | 9016 | N | N | 16104 SE 175TH ST |
| 003 | 247341 | 1040 | 4/14/03 | \$215,000 | 1300 | 480 | 8 | 1977 | 3 | 7360 | N | N | 17304 160TH AV SE |
| 003 | 247349 | 0050 | 8/8/03 | \$265,950 | 1300 | 740 | 8 | 1969 | 4 | 8262 | N | N | 15054 SE FAIRWOOD BL |
| 003 | 140260 | 0470 | 8/25/04 | \$285,000 | 1320 | 430 | 8 | 1983 | 3 | 6947 | N | N | 15213 SE 183RD DR |
| 003 | 247348 | 0320 | 1/8/04 | \$249,500 | 1320 | 670 | 8 | 1981 | 3 | 7875 | N | N | 17119 163RD PL SE |
| 003 | 247349 | 0120 | 5/16/03 | \$209,950 | 1320 | 0 | 8 | 1969 | 3 | 17760 | N | N | 15026 SE FAIRWOOD BL |
| 003 | 247341 | 1310 | 5/19/04 | \$275,950 | 1330 | 400 | 8 | 1976 | 4 | 8084 | N | N | 15806 SE 172ND PL |
| 003 | 247346 | 0290 | 9/27/04 | \$295,500 | 1330 | 350 | 8 | 1977 | 4 | 8250 | N | N | 16114 SE 174TH ST |
| 003 | 247346 | 0290 | 8/15/03 | \$273,000 | 1330 | 350 | 8 | 1977 | 4 | 8250 | N | N | 16114 SE 174TH ST |
| 003 | 247347 | 0190 | 9/9/03 | \$244,950 | 1330 | 630 | 8 | 1980 | 4 | 8820 | N | N | 16524 162ND PL SE |
| 003 | 247348 | 0520 | 10/15/03 | \$260,000 | 1330 | 440 | 8 | 1981 | 4 | 8755 | N | N | 16232 SE 174TH ST |
| 003 | 247349 | 0100 | 7/24/03 | \$280,000 | 1330 | 1040 | 8 | 1977 | 3 | 15400 | N | N | 15034 SE FAIRWOOD BL |
| 003 | 247347 | 0040 | 5/24/04 | \$287,000 | 1340 | 700 | 8 | 1980 | 4 | 13223 | N | N | 16541 162ND PL SE |
| 003 | 140265 | 0220 | 9/3/03 | \$292,950 | 1350 | 400 | 8 | 1985 | 3 | 9266 | N | N | 18306 155TH PL SE |
| 003 | 132832 | 0780 | 3/30/04 | \$309,500 | 1360 | 1010 | 8 | 1979 | 3 | 7350 | N | N | 17618 162ND AV SE |
| 003 | 132833 | 0080 | 11/4/03 | \$229,000 | 1370 | 440 | 8 | 1978 | 3 | 6375 | N | N | 15503 SE 178TH PL |
| 003 | 247352 | 0180 | 4/12/04 | \$289,500 | 1370 | 700 | 8 | 1980 | 3 | 8400 | N | N | 16630 159TH PL SE |
| 003 | 247348 | 0770 | 7/20/04 | \$242,000 | 1400 | 0 | 8 | 1981 | 3 | 7350 | N | N | 17420 163RD PL SE |
| 003 | 132832 | 1080 | 8/22/03 | \$239,950 | 1420 | 970 | 8 | 1979 | 3 | 8360 | N | N | 16232 SE 179TH ST |
| 003 | 247345 | 0820 | 5/8/03 | \$260,000 | 1420 | 650 | 8 | 1979 | 4 | 10455 | N | N | 16216 SE 165TH ST |
| 003 | 132833 | 0400 | 12/30/03 | \$245,000 | 1430 | 590 | 8 | 1978 | 4 | 7210 | N | N | 17654 156TH AV SE |
| 003 | 247300 | 3470 | 5/26/04 | \$310,000 | 1430 | 750 | 8 | 1967 | 4 | 13875 | N | N | 14142 SE FAIRWOOD BL |
| 003 | 247335 | 0090 | 4/13/04 | \$287,500 | 1430 | 700 | 8 | 1968 | 4 | 8586 | N | N | 16212 142ND AV SE |
| 003 | 247352 | 0370 | 8/5/04 | \$270,000 | 1430 | 740 | 8 | 1978 | 3 | 9000 | N | N | 15713 SE 166TH PL |

**Improved Sales Used in this Annual Update Analysis
Area 30
(1 to 3 Unit Residences)**

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|----------------------|
| 003 | 140260 | 0680 | 11/19/03 | \$246,500 | 1440 | 0 | 8 | 1981 | 3 | 8079 | N | N | 18320 151ST CT SE |
| 003 | 247335 | 1520 | 7/28/03 | \$235,000 | 1440 | 0 | 8 | 1976 | 3 | 19200 | N | N | 14100 SE 162ND PL |
| 003 | 247337 | 1520 | 11/19/03 | \$245,000 | 1440 | 0 | 8 | 1974 | 4 | 7350 | N | N | 17018 156TH AV SE |
| 003 | 247337 | 1880 | 11/8/04 | \$273,000 | 1440 | 750 | 8 | 1970 | 4 | 8250 | N | N | 15538 SE 168TH ST |
| 003 | 247351 | 0040 | 2/23/04 | \$269,950 | 1440 | 390 | 8 | 1977 | 3 | 7350 | N | N | 15223 SE 176TH ST |
| 003 | 247352 | 0440 | 2/27/04 | \$289,950 | 1440 | 750 | 8 | 1978 | 3 | 10000 | N | N | 16626 157TH CT SE |
| 003 | 140263 | 0030 | 6/19/03 | \$260,000 | 1450 | 410 | 8 | 1985 | 3 | 7106 | N | N | 18221 153RD AV SE |
| 003 | 140263 | 0450 | 8/19/04 | \$293,450 | 1450 | 340 | 8 | 1986 | 3 | 7674 | N | N | 18208 154TH PL SE |
| 003 | 247337 | 0040 | 6/10/03 | \$263,500 | 1450 | 720 | 8 | 1968 | 3 | 14600 | N | N | 15031 SE FAIRWOOD BL |
| 003 | 247337 | 0580 | 7/23/04 | \$287,000 | 1460 | 710 | 8 | 1978 | 3 | 9916 | N | N | 17130 156TH AV SE |
| 003 | 247348 | 0330 | 5/28/03 | \$260,000 | 1470 | 1140 | 8 | 1981 | 3 | 9375 | N | N | 16220 SE 172ND CT |
| 003 | 247351 | 0020 | 6/2/04 | \$278,000 | 1470 | 760 | 8 | 1977 | 4 | 7350 | N | N | 15211 SE 176TH ST |
| 003 | 247341 | 0370 | 9/24/04 | \$262,000 | 1480 | 650 | 8 | 1975 | 3 | 9360 | N | N | 15747 SE 175TH PL |
| 003 | 247345 | 0930 | 11/10/03 | \$267,000 | 1480 | 340 | 8 | 1979 | 3 | 11259 | N | N | 16502 161ST AV SE |
| 003 | 247346 | 0750 | 7/23/03 | \$229,000 | 1480 | 560 | 8 | 1978 | 4 | 8260 | N | N | 17401 161ST AV SE |
| 003 | 132831 | 0150 | 6/15/04 | \$290,500 | 1490 | 1000 | 8 | 1978 | 4 | 8004 | N | N | 17710 157TH AV SE |
| 003 | 247341 | 0490 | 3/14/03 | \$240,000 | 1490 | 0 | 8 | 1975 | 4 | 7210 | N | N | 17442 158TH AV SE |
| 003 | 140266 | 0010 | 11/25/03 | \$286,000 | 1530 | 780 | 8 | 1987 | 3 | 12000 | N | N | 15818 SE 182ND PL |
| 003 | 247351 | 0300 | 6/19/03 | \$253,900 | 1540 | 1250 | 8 | 1977 | 3 | 7875 | N | N | 17543 152ND PL SE |
| 003 | 132832 | 0480 | 2/3/04 | \$314,088 | 1550 | 1140 | 8 | 1979 | 3 | 7140 | N | N | 17823 162ND AV SE |
| 003 | 247300 | 2360 | 4/26/04 | \$220,000 | 1550 | 0 | 8 | 1968 | 3 | 7875 | N | N | 14612 SE 173RD ST |
| 003 | 247337 | 0930 | 5/15/03 | \$240,000 | 1550 | 0 | 8 | 1974 | 3 | 7665 | N | N | 17035 159TH PL SE |
| 003 | 132832 | 0330 | 4/7/04 | \$285,000 | 1560 | 770 | 8 | 1979 | 3 | 7370 | N | N | 16204 SE 176TH PL |
| 003 | 132833 | 0120 | 9/23/04 | \$299,000 | 1560 | 0 | 8 | 1979 | 3 | 6750 | N | N | 15525 SE 178TH PL |
| 003 | 247345 | 0190 | 8/19/04 | \$310,000 | 1560 | 770 | 8 | 1980 | 4 | 9540 | N | N | 16206 SE 166TH CT |
| 003 | 247347 | 0130 | 6/12/03 | \$265,000 | 1560 | 700 | 8 | 1980 | 3 | 7350 | N | N | 16558 162ND PL SE |
| 003 | 247352 | 0520 | 1/13/04 | \$294,950 | 1560 | 480 | 8 | 1979 | 3 | 9600 | N | N | 16641 158TH PL SE |
| 003 | 247352 | 0380 | 7/27/04 | \$289,900 | 1570 | 860 | 8 | 1978 | 3 | 7700 | N | N | 16639 157TH CT SE |
| 003 | 247345 | 0110 | 9/24/03 | \$235,000 | 1580 | 0 | 8 | 1980 | 3 | 8614 | N | N | 16022 SE 167TH PL |
| 003 | 140260 | 0380 | 6/18/03 | \$245,000 | 1590 | 0 | 8 | 1981 | 3 | 7536 | N | N | 18308 152ND CT SE |
| 003 | 247352 | 0410 | 8/21/03 | \$258,000 | 1590 | 0 | 8 | 1978 | 3 | 11250 | N | N | 16644 157TH CT SE |

**Improved Sales Used in this Annual Update Analysis
Area 30
(1 to 3 Unit Residences)**

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|----------------------|
| 003 | 132832 | 0440 | 12/19/03 | \$299,950 | 1600 | 360 | 8 | 1980 | 4 | 7000 | N | N | 17727 162ND AV SE |
| 003 | 132832 | 0790 | 11/14/03 | \$244,000 | 1610 | 350 | 8 | 1980 | 3 | 8400 | N | N | 17610 162ND AV SE |
| 003 | 247300 | 3250 | 7/16/04 | \$274,950 | 1610 | 0 | 8 | 1967 | 3 | 7875 | N | N | 14528 SE FAIRWOOD BL |
| 003 | 247335 | 1470 | 9/9/03 | \$275,000 | 1610 | 780 | 8 | 1974 | 3 | 15200 | N | N | 14210 SE 162ND PL |
| 003 | 247337 | 1770 | 8/28/03 | \$252,000 | 1610 | 730 | 8 | 1973 | 3 | 7700 | N | N | 15822 SE FAIRWOOD BL |
| 003 | 247341 | 1150 | 4/11/03 | \$228,000 | 1610 | 730 | 8 | 1975 | 3 | 7140 | N | N | 16031 SE 172ND PL |
| 003 | 247346 | 0680 | 8/13/04 | \$265,900 | 1610 | 0 | 8 | 1978 | 3 | 7840 | N | N | 17334 160TH PL SE |
| 003 | 247352 | 0600 | 8/11/03 | \$306,000 | 1610 | 830 | 8 | 1979 | 3 | 15000 | N | N | 15814 SE 166TH PL |
| 003 | 132832 | 0030 | 2/21/03 | \$240,000 | 1620 | 1000 | 8 | 1980 | 3 | 6930 | N | N | 16133 SE 179TH ST |
| 003 | 247345 | 1020 | 7/29/03 | \$264,000 | 1620 | 900 | 8 | 1979 | 3 | 8000 | N | N | 16008 SE 164TH PL |
| 003 | 247346 | 0580 | 12/14/03 | \$265,000 | 1620 | 900 | 8 | 1978 | 3 | 7344 | N | N | 16028 SE 173RD ST |
| 003 | 247346 | 0670 | 5/15/03 | \$286,000 | 1620 | 900 | 8 | 1978 | 4 | 8050 | N | N | 17341 160TH AV SE |
| 003 | 247352 | 0130 | 9/19/03 | \$275,000 | 1640 | 630 | 8 | 1979 | 3 | 12598 | N | N | 15843 SE 167TH PL |
| 003 | 937870 | 0110 | 6/9/03 | \$262,000 | 1650 | 780 | 8 | 1990 | 3 | 16625 | N | N | 16013 SE 180TH PL |
| 003 | 247341 | 1210 | 6/16/03 | \$244,950 | 1660 | 0 | 8 | 1974 | 3 | 8160 | N | N | 16000 SE 172ND PL |
| 003 | 132832 | 0100 | 5/11/04 | \$271,250 | 1670 | 500 | 8 | 1979 | 3 | 7650 | N | N | 16241 SE 179TH ST |
| 003 | 247300 | 1280 | 3/24/04 | \$267,000 | 1670 | 0 | 8 | 1967 | 4 | 8787 | N | N | 14255 SE FAIRWOOD BL |
| 003 | 247337 | 2260 | 2/20/03 | \$262,000 | 1670 | 700 | 8 | 1977 | 4 | 7875 | N | N | 16812 155TH PL SE |
| 003 | 132832 | 0580 | 5/1/03 | \$275,000 | 1680 | 1620 | 8 | 1979 | 4 | 9440 | N | N | 16226 SE 178TH PL |
| 003 | 247337 | 0350 | 2/6/03 | \$337,950 | 1680 | 0 | 8 | 1973 | 5 | 9401 | N | N | 17327 156TH AV SE |
| 003 | 247337 | 1080 | 11/12/03 | \$213,800 | 1690 | 0 | 8 | 1974 | 3 | 8880 | N | N | 15824 SE 170TH ST |
| 003 | 247300 | 0970 | 11/2/04 | \$257,000 | 1700 | 0 | 8 | 1967 | 3 | 9222 | N | N | 16907 143RD AV SE |
| 003 | 247300 | 1430 | 7/28/03 | \$280,000 | 1700 | 0 | 8 | 1968 | 3 | 10200 | N | N | 14605 SE FAIRWOOD BL |
| 003 | 247337 | 0920 | 12/31/03 | \$226,000 | 1700 | 0 | 8 | 1974 | 3 | 7770 | N | N | 17027 159TH PL SE |
| 003 | 247341 | 0760 | 2/18/03 | \$221,500 | 1700 | 0 | 8 | 1975 | 4 | 8774 | N | N | 15909 SE 175TH ST |
| 003 | 140262 | 0180 | 5/9/03 | \$289,950 | 1720 | 800 | 8 | 1983 | 3 | 8531 | N | N | 14922 SE 183RD ST |
| 003 | 247345 | 1180 | 4/25/03 | \$259,950 | 1720 | 800 | 8 | 1980 | 4 | 10682 | N | N | 15925 SE 166TH PL |
| 003 | 247345 | 1040 | 3/15/04 | \$276,650 | 1740 | 860 | 8 | 1980 | 3 | 7942 | N | N | 16003 SE 164TH PL |
| 003 | 247351 | 0090 | 9/26/03 | \$249,950 | 1750 | 0 | 8 | 1977 | 3 | 8900 | N | N | 15419 SE 176TH ST |
| 003 | 247351 | 0260 | 6/18/03 | \$349,950 | 1750 | 1640 | 8 | 1978 | 3 | 9760 | N | N | 15218 SE 175TH PL |
| 003 | 247300 | 1250 | 3/26/04 | \$252,000 | 1770 | 0 | 8 | 1967 | 3 | 7875 | N | N | 14231 SE FAIRWOOD BL |

**Improved Sales Used in this Annual Update Analysis
Area 30
(1 to 3 Unit Residences)**

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|----------------------|
| 003 | 247335 | 0050 | 6/11/03 | \$262,500 | 1770 | 550 | 8 | 1968 | 3 | 13120 | N | N | 16213 142ND AV SE |
| 003 | 247350 | 0110 | 4/20/04 | \$334,000 | 1770 | 0 | 8 | 1977 | 3 | 14250 | N | N | 15517 SE 175TH CT |
| 003 | 247345 | 1110 | 8/5/04 | \$324,950 | 1780 | 1120 | 8 | 1979 | 4 | 10753 | N | N | 16109 SE 166TH ST |
| 003 | 247300 | 2550 | 8/10/04 | \$341,450 | 1790 | 520 | 8 | 1968 | 4 | 9600 | N | N | 14717 SE 172ND PL |
| 003 | 247300 | 3310 | 9/18/03 | \$261,900 | 1790 | 0 | 8 | 1967 | 3 | 9000 | N | N | 16703 145TH AV SE |
| 003 | 247337 | 1560 | 9/3/03 | \$275,000 | 1790 | 0 | 8 | 1974 | 4 | 7931 | N | N | 15611 SE FAIRWOOD BL |
| 003 | 247335 | 1220 | 3/15/04 | \$274,500 | 1810 | 0 | 8 | 1969 | 4 | 14342 | N | N | 16312 145TH AV SE |
| 003 | 352305 | 9057 | 7/30/04 | \$306,160 | 1810 | 880 | 8 | 1991 | 3 | 7305 | N | N | 16128 SE 180TH PL |
| 003 | 132832 | 0280 | 11/18/03 | \$266,000 | 1830 | 0 | 8 | 1979 | 4 | 7800 | N | N | 16252 SE 176TH PL |
| 003 | 247335 | 0160 | 7/18/03 | \$249,950 | 1830 | 0 | 8 | 1968 | 4 | 8814 | N | N | 14230 SE 163RD PL |
| 003 | 247345 | 0840 | 9/5/03 | \$239,950 | 1830 | 0 | 8 | 1979 | 3 | 7210 | N | N | 16503 162ND AV SE |
| 003 | 247300 | 0690 | 6/6/03 | \$260,000 | 1840 | 0 | 8 | 1969 | 3 | 8400 | N | N | 14312 SE 169TH ST |
| 003 | 247337 | 1320 | 9/29/03 | \$267,950 | 1840 | 0 | 8 | 1972 | 3 | 8736 | N | N | 15840 SE 169TH PL |
| 003 | 132832 | 0840 | 8/19/03 | \$244,500 | 1850 | 0 | 8 | 1979 | 3 | 6900 | N | N | 17621 162ND PL SE |
| 003 | 247300 | 2510 | 4/10/03 | \$359,950 | 1850 | 370 | 8 | 1967 | 5 | 13000 | N | N | 17204 147TH AV SE |
| 003 | 247337 | 1980 | 9/15/04 | \$279,500 | 1850 | 0 | 8 | 1972 | 3 | 8000 | N | N | 15625 SE 168TH ST |
| 003 | 247335 | 1420 | 4/26/03 | \$256,000 | 1860 | 0 | 8 | 1973 | 4 | 16646 | N | N | 14302 SE 162ND PL |
| 003 | 247337 | 0130 | 9/29/03 | \$267,000 | 1860 | 0 | 8 | 1968 | 3 | 8932 | N | N | 15051 SE FAIRWOOD BL |
| 003 | 247337 | 0200 | 5/18/04 | \$330,000 | 1900 | 1200 | 8 | 1973 | 3 | 9600 | N | N | 15421 SE FAIRWOOD BL |
| 003 | 247348 | 0810 | 3/15/04 | \$314,900 | 1910 | 0 | 8 | 1984 | 3 | 7630 | N | N | 17310 163RD PL SE |
| 003 | 247348 | 0960 | 6/27/03 | \$274,900 | 1910 | 0 | 8 | 1986 | 3 | 7446 | N | N | 16110 SE 171ST PL |
| 003 | 247337 | 0830 | 8/5/04 | \$284,900 | 1920 | 0 | 8 | 1976 | 3 | 8400 | N | N | 16918 159TH PL SE |
| 003 | 247348 | 0300 | 6/14/03 | \$280,000 | 1920 | 0 | 8 | 1985 | 3 | 11160 | N | N | 17105 163RD PL SE |
| 003 | 247300 | 2000 | 11/19/03 | \$260,000 | 1940 | 0 | 8 | 1974 | 3 | 11948 | N | N | 17110 146TH AV SE |
| 003 | 247335 | 0290 | 1/22/04 | \$275,000 | 1940 | 0 | 8 | 1968 | 4 | 11808 | N | N | 16315 145TH AV SE |
| 003 | 247353 | 0060 | 9/15/03 | \$299,000 | 1950 | 0 | 8 | 1994 | 3 | 7541 | N | N | 16045 SE 170TH CT |
| 003 | 140265 | 0140 | 5/13/04 | \$279,000 | 1960 | 0 | 8 | 1985 | 3 | 8303 | N | N | 15509 SE 184TH ST |
| 003 | 247300 | 0260 | 4/24/03 | \$265,000 | 1960 | 0 | 8 | 1966 | 5 | 9438 | N | N | 14125 SE 167TH ST |
| 003 | 132833 | 0140 | 7/21/04 | \$294,950 | 1970 | 0 | 8 | 1980 | 3 | 10320 | N | N | 15532 SE 178TH PL |
| 003 | 140266 | 0290 | 3/12/03 | \$245,000 | 1980 | 0 | 8 | 1986 | 3 | 8016 | N | N | 15708 SE 184TH ST |
| 003 | 247335 | 0180 | 7/21/03 | \$252,500 | 1980 | 480 | 8 | 1968 | 3 | 11979 | N | N | 14218 SE 163RD PL |

**Improved Sales Used in this Annual Update Analysis
Area 30
(1 to 3 Unit Residences)**

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|----------------------|
| 003 | 247300 | 1980 | 2/25/04 | \$310,500 | 1990 | 710 | 8 | 1967 | 4 | 9520 | N | N | 14614 SE 172ND ST |
| 003 | 247353 | 0290 | 1/20/03 | \$278,500 | 1990 | 0 | 8 | 1993 | 3 | 8084 | N | N | 16043 SE 171ST PL |
| 003 | 247341 | 0090 | 12/5/03 | \$247,000 | 2000 | 0 | 8 | 1976 | 3 | 7210 | N | N | 17421 158TH AV SE |
| 003 | 247345 | 0620 | 2/25/03 | \$291,375 | 2000 | 1120 | 8 | 1979 | 3 | 11875 | N | N | 16806 163RD PL SE |
| 003 | 140260 | 0130 | 10/20/03 | \$288,950 | 2030 | 0 | 8 | 1983 | 3 | 6496 | N | N | 18210 152ND AV SE |
| 003 | 132832 | 0500 | 4/21/04 | \$274,950 | 2050 | 0 | 8 | 1979 | 4 | 7373 | N | N | 17835 162ND AV SE |
| 003 | 247300 | 0600 | 9/21/03 | \$245,000 | 2050 | 0 | 8 | 1967 | 3 | 11557 | N | N | 14506 SE 170TH ST |
| 003 | 247341 | 1170 | 3/22/04 | \$266,000 | 2060 | 0 | 8 | 1975 | 3 | 7208 | N | N | 16024 SE 172ND PL |
| 003 | 140260 | 0240 | 6/13/03 | \$269,900 | 2070 | 0 | 8 | 1983 | 3 | 7316 | N | N | 15238 SE 183RD DR |
| 003 | 140266 | 0280 | 9/13/04 | \$299,950 | 2070 | 0 | 8 | 1986 | 3 | 7144 | N | N | 15714 SE 184TH ST |
| 003 | 140266 | 0350 | 4/2/04 | \$295,900 | 2070 | 0 | 8 | 1986 | 3 | 8014 | N | N | 18209 158TH CT SE |
| 003 | 247337 | 1700 | 9/24/03 | \$330,000 | 2070 | 0 | 8 | 1974 | 4 | 8736 | N | N | 15845 SE FAIRWOOD BL |
| 003 | 140265 | 0380 | 10/10/03 | \$267,000 | 2080 | 0 | 8 | 1987 | 3 | 8425 | N | N | 15374 SE 183RD DR |
| 003 | 247300 | 1160 | 7/22/04 | \$293,000 | 2080 | 0 | 8 | 1966 | 3 | 7875 | N | N | 14224 SE 165TH PL |
| 003 | 247335 | 0670 | 4/23/04 | \$312,000 | 2080 | 480 | 8 | 1968 | 4 | 10602 | N | N | 16210 144TH AV SE |
| 003 | 247341 | 0820 | 8/11/03 | \$264,950 | 2080 | 0 | 8 | 1976 | 3 | 7208 | N | N | 17400 159TH AV SE |
| 003 | 247346 | 0770 | 9/23/04 | \$297,500 | 2080 | 0 | 8 | 1978 | 3 | 9900 | N | N | 17413 161ST AV SE |
| 003 | 247348 | 0240 | 6/18/03 | \$289,950 | 2080 | 0 | 8 | 1986 | 3 | 7350 | N | N | 17200 161ST AV SE |
| 003 | 247348 | 0800 | 7/11/03 | \$314,950 | 2080 | 0 | 8 | 1984 | 3 | 9265 | N | N | 17318 163RD PL SE |
| 003 | 247300 | 1830 | 4/22/03 | \$275,000 | 2100 | 0 | 8 | 1968 | 4 | 9600 | N | N | 14818 SE 172ND PL |
| 003 | 247346 | 0460 | 4/26/04 | \$276,450 | 2100 | 0 | 8 | 1978 | 3 | 7280 | N | N | 16061 SE 172ND PL |
| 003 | 247351 | 0420 | 9/2/03 | \$269,400 | 2150 | 0 | 8 | 1977 | 3 | 13800 | N | N | 15221 SE 175TH PL |
| 003 | 140260 | 0300 | 8/28/03 | \$295,000 | 2170 | 0 | 8 | 1981 | 3 | 6582 | N | N | 18314 153RD PL SE |
| 003 | 247337 | 0300 | 11/5/03 | \$380,000 | 2190 | 580 | 8 | 1974 | 5 | 9906 | N | N | 17125 156TH AV SE |
| 003 | 140265 | 0130 | 9/12/03 | \$294,950 | 2240 | 0 | 8 | 1986 | 3 | 8961 | N | N | 18315 155TH PL SE |
| 003 | 247345 | 0640 | 10/26/04 | \$345,000 | 2250 | 810 | 8 | 1980 | 3 | 11060 | N | N | 16720 163RD PL SE |
| 003 | 247300 | 2050 | 7/9/03 | \$346,950 | 2260 | 0 | 8 | 1967 | 4 | 10800 | N | N | 17109 146TH AV SE |
| 003 | 247337 | 2580 | 7/16/04 | \$354,000 | 2270 | 560 | 8 | 1972 | 3 | 14946 | N | N | 17023 154TH PL SE |
| 003 | 247300 | 1200 | 8/13/03 | \$267,500 | 2280 | 0 | 8 | 1967 | 3 | 8772 | N | N | 14200 SE 165TH PL |
| 003 | 247337 | 2000 | 4/30/04 | \$326,000 | 2290 | 0 | 8 | 1974 | 4 | 8250 | N | N | 15701 SE 168TH ST |
| 003 | 140260 | 0100 | 11/10/03 | \$275,000 | 2310 | 0 | 8 | 1983 | 3 | 14815 | N | N | 18205 152ND AV SE |

**Improved Sales Used in this Annual Update Analysis
Area 30
(1 to 3 Unit Residences)**

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|----------------------|
| 003 | 247345 | 0240 | 3/19/04 | \$285,950 | 2320 | 0 | 8 | 1979 | 4 | 8000 | N | N | 16517 162ND PL SE |
| 003 | 247300 | 1340 | 7/13/04 | \$335,000 | 2330 | 0 | 8 | 1968 | 4 | 9600 | N | N | 14501 SE FAIRWOOD BL |
| 003 | 140261 | 0210 | 3/31/04 | \$300,000 | 2340 | 0 | 8 | 1983 | 3 | 9327 | N | N | 18111 150TH CT SE |
| 003 | 247335 | 1330 | 5/20/03 | \$310,000 | 2340 | 1070 | 8 | 1968 | 4 | 15168 | N | N | 14420 SE 162ND PL |
| 003 | 247337 | 0430 | 6/12/04 | \$309,000 | 2340 | 0 | 8 | 1974 | 3 | 8829 | N | N | 15619 SE 175TH ST |
| 003 | 247352 | 0680 | 6/24/03 | \$279,950 | 2340 | 0 | 8 | 1978 | 3 | 16100 | N | N | 15746 SE 166TH PL |
| 003 | 247300 | 2970 | 4/9/03 | \$255,000 | 2350 | 0 | 8 | 1968 | 3 | 8400 | N | N | 14666 SE FAIRWOOD BL |
| 003 | 247337 | 1900 | 2/20/04 | \$275,000 | 2360 | 0 | 8 | 1971 | 3 | 8250 | N | N | 15524 SE 168TH ST |
| 003 | 140267 | 0150 | 1/29/04 | \$268,000 | 2370 | 0 | 8 | 1986 | 3 | 7859 | N | N | 15920 SE 184TH ST |
| 003 | 247337 | 2650 | 4/8/03 | \$265,800 | 2370 | 0 | 8 | 1968 | 4 | 14403 | N | N | 17210 154TH CT SE |
| 003 | 247353 | 0020 | 9/22/03 | \$325,000 | 2370 | 0 | 8 | 1993 | 3 | 7502 | N | N | 17042 160TH PL SE |
| 003 | 247300 | 1970 | 11/20/03 | \$375,000 | 2380 | 1470 | 8 | 1968 | 4 | 9600 | N | N | 14622 SE 172ND ST |
| 003 | 247335 | 0940 | 1/2/04 | \$279,000 | 2380 | 0 | 8 | 1967 | 4 | 7875 | N | N | 16527 147TH AV SE |
| 003 | 247348 | 0090 | 9/27/04 | \$315,000 | 2390 | 0 | 8 | 1983 | 4 | 8625 | N | N | 16010 SE 169TH PL |
| 003 | 140261 | 0250 | 6/7/04 | \$308,000 | 2400 | 0 | 8 | 1983 | 3 | 8128 | N | N | 18108 150TH CT SE |
| 003 | 140267 | 0300 | 5/29/03 | \$293,000 | 2410 | 0 | 8 | 1985 | 3 | 12050 | N | N | 18135 160TH AV SE |
| 003 | 247337 | 1670 | 9/21/04 | \$310,000 | 2430 | 0 | 8 | 1973 | 4 | 7350 | N | N | 15823 SE FAIRWOOD BL |
| 003 | 247345 | 0400 | 8/6/04 | \$319,950 | 2430 | 290 | 8 | 1980 | 3 | 7210 | N | N | 16703 163RD PL SE |
| 003 | 140265 | 0110 | 7/1/03 | \$317,000 | 2480 | 0 | 8 | 1986 | 3 | 8342 | N | N | 18303 155TH PL SE |
| 003 | 140265 | 0300 | 7/22/04 | \$341,000 | 2500 | 0 | 8 | 1986 | 3 | 8358 | N | N | 15500 SE 183RD DR |
| 003 | 247300 | 1140 | 9/16/03 | \$298,000 | 2500 | 0 | 8 | 1967 | 4 | 10246 | N | N | 16415 143RD PL SE |
| 003 | 140261 | 0180 | 4/23/03 | \$292,500 | 2530 | 0 | 8 | 1983 | 3 | 8702 | N | N | 14909 SE 181ST ST |
| 003 | 140262 | 0280 | 5/14/04 | \$321,000 | 2530 | 0 | 8 | 1984 | 3 | 9340 | N | N | 18204 150TH AV SE |
| 003 | 140264 | 0500 | 1/21/04 | \$294,950 | 2540 | 0 | 8 | 1985 | 3 | 8063 | N | N | 14942 SE 184TH ST |
| 003 | 247345 | 0430 | 5/17/04 | \$298,950 | 2540 | 330 | 8 | 1979 | 3 | 9292 | N | N | 16727 163RD PL SE |
| 003 | 247353 | 0360 | 4/25/03 | \$334,500 | 2550 | 0 | 8 | 1992 | 3 | 7150 | N | N | 17032 160TH AV SE |
| 003 | 247353 | 0130 | 10/15/03 | \$322,000 | 2640 | 0 | 8 | 1993 | 3 | 8849 | N | N | 16008 SE 170TH PL |
| 003 | 247353 | 0200 | 7/9/03 | \$330,000 | 2640 | 0 | 8 | 1994 | 3 | 6863 | N | N | 17045 160TH AV SE |
| 003 | 140264 | 0140 | 10/27/03 | \$310,000 | 2690 | 0 | 8 | 1988 | 3 | 8080 | N | N | 15005 SE 184TH ST |
| 003 | 247335 | 0110 | 10/21/04 | \$394,000 | 2700 | 0 | 8 | 1968 | 3 | 7875 | N | N | 14211 SE 162ND PL |
| 003 | 140264 | 0070 | 8/17/04 | \$303,000 | 2710 | 0 | 8 | 1986 | 3 | 8574 | N | N | 14909 SE 184TH ST |

**Improved Sales Used in this Annual Update Analysis
Area 30
(1 to 3 Unit Residences)**

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|----------------------|
| 003 | 140270 | 0120 | 10/20/04 | \$336,950 | 2710 | 0 | 8 | 1999 | 3 | 4948 | N | N | 18310 160TH PL SE |
| 003 | 140270 | 0120 | 6/22/03 | \$283,450 | 2710 | 0 | 8 | 1999 | 3 | 4948 | N | N | 18310 160TH PL SE |
| 003 | 247300 | 0100 | 2/3/04 | \$329,250 | 2710 | 0 | 8 | 1967 | 4 | 9600 | N | N | 14211 SE 165TH PL |
| 003 | 247337 | 0620 | 10/6/04 | \$311,000 | 2820 | 0 | 8 | 1975 | 3 | 7350 | N | N | 15609 SE 171ST PL |
| 003 | 247337 | 1820 | 6/6/03 | \$310,000 | 2880 | 0 | 8 | 1971 | 3 | 8690 | N | N | 15716 SE 168TH ST |
| 003 | 247335 | 1190 | 10/17/03 | \$273,500 | 2890 | 0 | 8 | 1969 | 3 | 10500 | N | N | 14514 SE 165TH PL |
| 003 | 140270 | 0200 | 3/31/04 | \$364,950 | 3045 | 0 | 8 | 1999 | 3 | 5893 | N | N | 18358 160TH PL SE |
| 003 | 247348 | 1090 | 9/1/04 | \$426,000 | 3060 | 0 | 8 | 1984 | 3 | 9430 | N | N | 16902 161ST AV SE |
| 003 | 247348 | 1090 | 6/30/04 | \$300,000 | 3060 | 0 | 8 | 1984 | 3 | 9430 | N | N | 16902 161ST AV SE |
| 003 | 140270 | 0060 | 6/9/04 | \$380,000 | 3130 | 0 | 8 | 1999 | 3 | 5084 | N | N | 18349 160TH PL SE |
| 003 | 140270 | 0190 | 3/23/04 | \$359,500 | 3140 | 0 | 8 | 1999 | 3 | 5583 | N | N | 18352 160TH PL SE |
| 003 | 140265 | 0310 | 6/13/03 | \$318,500 | 3160 | 0 | 8 | 1985 | 3 | 7993 | N | N | 18236 155TH PL SE |
| 003 | 132831 | 0410 | 1/30/03 | \$294,000 | 3190 | 0 | 8 | 1978 | 4 | 7210 | N | N | 15618 SE 178TH ST |
| 003 | 132832 | 0350 | 9/7/03 | \$287,000 | 3190 | 0 | 8 | 1979 | 3 | 7700 | N | N | 17601 162ND AV SE |
| 003 | 132832 | 0490 | 9/9/03 | \$312,450 | 3190 | 0 | 8 | 1979 | 3 | 7350 | N | N | 17829 162ND AV SE |
| 003 | 247337 | 2410 | 4/14/04 | \$369,950 | 3260 | 0 | 8 | 1974 | 3 | 10160 | N | N | 16923 155TH PL SE |
| 003 | 247300 | 1010 | 5/20/04 | \$301,500 | 3360 | 0 | 8 | 1967 | 3 | 9240 | N | N | 16929 143RD AV SE |
| 003 | 247300 | 2830 | 12/4/03 | \$305,000 | 3510 | 0 | 8 | 1967 | 3 | 24600 | N | N | 15014 SE FAIRWOOD BL |
| 003 | 247337 | 0880 | 7/2/03 | \$347,000 | 3790 | 0 | 8 | 1971 | 5 | 10080 | N | N | 16804 159TH PL SE |
| 003 | 247300 | 2850 | 12/23/03 | \$335,000 | 3810 | 0 | 8 | 1967 | 3 | 15916 | N | N | 15002 SE FAIRWOOD BL |
| 003 | 247300 | 3530 | 8/3/04 | \$335,000 | 3830 | 0 | 8 | 1967 | 4 | 16159 | N | N | 16250 141ST AV SE |
| 003 | 885690 | 0230 | 1/7/04 | \$522,250 | 2950 | 0 | 10 | 1986 | 3 | 18480 | Y | N | 15628 SE 160TH PL |

**Improved Sales Removed from this Annual Update Analysis
Area 30
(1 to 3 Unit Residences)**

| Sub Area | Major | Minor | Sale Date | Sale Price | Comments |
|-----------------|--------------|--------------|------------------|-------------------|---|
| 002 | 008800 | 0104 | 8/26/04 | \$207,000 | DIAGNOSTIC OUTLIER |
| 002 | 008800 | 0170 | 7/28/03 | \$90,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 002 | 008800 | 0400 | 8/11/03 | \$415,000 | TEAR DOWN; BUILDER OR DEVELOPER SALES |
| 002 | 008800 | 0442 | 2/14/03 | \$147,023 | EXEMPT FROM EXCISE TAX |
| 002 | 008800 | 0770 | 9/22/04 | \$264,900 | DIAGNOSTIC OUTLIER |
| 002 | 008800 | 0810 | 8/30/04 | \$272,233 | QUIT CLAIM DEED |
| 002 | 008800 | 0851 | 1/23/04 | \$179,500 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 002 | 008800 | 0901 | 4/26/04 | \$150,000 | OBSOLESCENCE |
| 002 | 142320 | 0045 | 10/14/03 | \$139,000 | NON-REPRESENTATIVE SALE |
| 002 | 142340 | 0040 | 12/4/03 | \$140,000 | NO MARKET EXPOSURE; RELATED PARTY |
| 002 | 142340 | 0280 | 6/25/03 | \$75,884 | QUIT CLAIM DEED; RELATED PARTY |
| 002 | 142360 | 0280 | 7/9/03 | \$38,008 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 002 | 142380 | 0670 | 5/8/04 | \$71,381 | QUIT CLAIM DEED; RELATED PARTY |
| 002 | 142380 | 0840 | 7/9/03 | \$210,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 002 | 142380 | 0960 | 10/21/03 | \$102,539 | QUIT CLAIM DEED; DOR RATIO |
| 002 | 142391 | 0550 | 5/8/04 | \$210,772 | QUIT CLAIM DEED; RELATED PARTY |
| 002 | 142391 | 1050 | 7/22/03 | \$90,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 002 | 143170 | 0100 | 5/6/04 | \$148,000 | QUIT CLAIM DEED; RELATED PARTY |
| 002 | 143240 | 0340 | 12/24/03 | \$30,000 | QUIT CLAIM DEED; RELATED PARTY |
| 002 | 143240 | 0855 | 10/24/03 | \$112,257 | QUIT CLAIM DEED; RELATED PARTY |
| 002 | 143240 | 0890 | 4/1/03 | \$125,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 002 | 143240 | 1055 | 4/9/03 | \$220,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 002 | 143260 | 0135 | 5/26/04 | \$141,100 | EXEMPT FROM EXCISE TAX |
| 002 | 143260 | 0590 | 12/12/03 | \$191,000 | UNFINISHED AREA |
| 002 | 143260 | 0600 | 2/29/04 | \$61,500 | QUIT CLAIM DEED; DOR RATIO |
| 002 | 143260 | 0615 | 7/12/04 | \$97,000 | QUIT CLAIM DEED; RELATED PARTY |
| 002 | 143270 | 1280 | 1/23/03 | \$159,650 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 002 | 143290 | 0250 | 1/24/03 | \$150,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 002 | 143290 | 0270 | 1/4/04 | \$130,459 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 002 | 143290 | 0300 | 5/13/04 | \$209,500 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 002 | 143300 | 0060 | 3/4/03 | \$134,016 | EXEMPT FROM EXCISE TAX |
| 002 | 147306 | 0050 | 10/15/04 | \$589,000 | %COMPL |
| 002 | 162680 | 0030 | 3/26/03 | \$150,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 002 | 162680 | 0030 | 5/11/04 | \$74,074 | QUIT CLAIM DEED; RELATED PARTY |
| 002 | 212305 | 9056 | 8/26/04 | \$101,961 | QUIT CLAIM DEED; RELATED PARTY |
| 002 | 247310 | 1300 | 1/9/03 | \$220,000 | QUESTIONABLE PER SALES IDENTIFICATION |
| 002 | 247310 | 1530 | 6/25/03 | \$172,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 002 | 247325 | 1060 | 4/30/04 | \$150,777 | DIAGNOSTIC OUTLIER |
| 002 | 247325 | 1260 | 12/30/03 | \$91,375 | QUIT CLAIM DEED; DOR RATIO |
| 002 | 247340 | 0460 | 4/10/03 | \$150,000 | NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE |
| 002 | 247340 | 0460 | 3/3/03 | \$127,700 | QUIT CLAIM DEED |
| 002 | 247520 | 0080 | 8/27/03 | \$200,900 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 002 | 247520 | 0080 | 1/17/03 | \$170,000 | EXEMPT FROM EXCISE TAX |
| 002 | 247520 | 1300 | 12/12/03 | \$185,000 | GOVERNMENT AGENCY |
| 002 | 289260 | 0030 | 10/24/03 | \$141,900 | NON-REPRESENTATIVE SALE |

**Improved Sales Removed from this Annual Update Analysis
Area 30
(1 to 3 Unit Residences)**

| Sub Area | Major | Minor | Sale Date | Sale Price | Comments |
|----------|--------|-------|-----------|------------|---|
| 002 | 289270 | 0020 | 1/16/04 | \$105,000 | ESTATE ADMINISTRATOR; RELATED PARTY |
| 002 | 292305 | 9059 | 2/12/03 | \$74,990 | %COMPL |
| 002 | 292305 | 9126 | 3/18/03 | \$145,000 | EXEMPT FROM EXCISE TAX |
| 002 | 326057 | 0370 | 10/7/04 | \$594,950 | %COMPL, ACTIVE PERMIT BEFORE SALE>25K |
| 002 | 329470 | 0030 | 11/3/04 | \$13,000 | DOR RATIO |
| 002 | 329470 | 0265 | 12/10/03 | \$51,614 | QUIT CLAIM DEED; PARTIAL INTEREST |
| 002 | 329470 | 0280 | 7/23/04 | \$239,000 | DIAGNOSTIC OUTLIER |
| 002 | 329470 | 0461 | 7/11/03 | \$205,000 | DIAGNOSTIC OUTLIER |
| 002 | 381130 | 0060 | 12/12/03 | \$188,927 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 002 | 381130 | 0060 | 3/30/04 | \$209,900 | QUESTIONABLE PER SALES IDENTIFICATION |
| 002 | 381130 | 0060 | 3/30/04 | \$209,900 | QUESTIONABLE PER SALES IDENTIFICATION |
| 002 | 684300 | 0250 | 1/9/03 | \$235,103 | EXEMPT FROM EXCISE TAX |
| 002 | 722140 | 0030 | 5/14/03 | \$87,500 | %COMPL |
| 002 | 722140 | 0040 | 9/23/03 | \$87,500 | DOR RATIO |
| 002 | 722140 | 0085 | 7/15/03 | \$450,000 | DIAGNOSTIC OUTLIER |
| 002 | 722140 | 0120 | 4/28/04 | \$212,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 002 | 722140 | 0245 | 8/27/04 | \$355,000 | DIAGNOSTIC OUTLIER |
| 002 | 722140 | 0443 | 9/8/04 | \$513,950 | DIAGNOSTIC OUTLIER |
| 002 | 739900 | 0360 | 12/2/03 | \$230,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 002 | 739920 | 0570 | 2/3/03 | \$295,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 002 | 739920 | 0830 | 7/24/03 | \$290,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 002 | 864550 | 0590 | 5/5/03 | \$163,000 | QUIT CLAIM DEED |
| 002 | 864550 | 0690 | 5/20/03 | \$69,787 | QUIT CLAIM DEED; RELATED PARTY |
| 002 | 864551 | 0100 | 8/16/04 | \$179,500 | QUIT CLAIM DEED; RELATED PARTY |
| 002 | 864552 | 0090 | 3/4/04 | \$66,817 | DOR RATIO |
| 002 | 864554 | 0290 | 8/1/03 | \$245,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 002 | 884900 | 0010 | 7/6/04 | \$63,495 | QUIT CLAIM DEED; DOR RATIO |
| 003 | 132830 | 0600 | 8/11/04 | \$223,900 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 003 | 132830 | 0600 | 5/28/04 | \$207,305 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 003 | 132832 | 0780 | 5/5/03 | \$215,000 | NON-REPRESENTATIVE SALE |
| 003 | 132833 | 0230 | 8/20/04 | \$109,128 | DOR RATIO |
| 003 | 132833 | 0410 | 1/20/03 | \$35,667 | PARTIAL INTEREST; RELATED PARTY |
| 003 | 132835 | 0030 | 3/1/04 | \$65,000 | QUIT CLAIM DEED; RELATED PARTY |
| 003 | 132835 | 0100 | 7/8/04 | \$254,950 | RELOCATION - SALE BY SERVICE |
| 003 | 132835 | 0100 | 7/7/04 | \$254,950 | RELOCATION - SALE TO SERVICE |
| 003 | 140260 | 0050 | 3/16/04 | \$279,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 003 | 140264 | 0070 | 8/17/04 | \$303,000 | RELOCATION - SALE TO SERVICE |
| 003 | 140265 | 0130 | 9/12/03 | \$294,950 | RELOCATION - SALE TO SERVICE |
| 003 | 140265 | 0380 | 10/10/03 | \$267,000 | RELOCATION - SALE TO SERVICE |
| 003 | 247300 | 0060 | 4/30/03 | \$229,500 | NON-REPRESENTATIVE |
| 003 | 247300 | 1300 | 8/16/04 | \$435,500 | DIAGNOSTIC OUTLIER |
| 003 | 247300 | 1540 | 3/31/04 | \$349,000 | UNFINISHED AREA |
| 003 | 247300 | 1970 | 11/8/03 | \$375,000 | RELOCATION - SALE TO SERVICE |
| 003 | 247320 | 0250 | 8/18/04 | \$380,000 | DIAGNOSTIC OUTLIER |
| 003 | 247335 | 0010 | 11/17/03 | \$115,000 | ESTATE ADMINISTRATOR, %COMPL |

**Improved Sales Removed from this Annual Update Analysis
Area 30
(1 to 3 Unit Residences)**

| Sub Area | Major | Minor | Sale Date | Sale Price | Comments |
|-----------------|--------------|--------------|------------------|-------------------|---|
| 003 | 247335 | 1180 | 10/28/04 | \$67,481 | UNFINISHED AREA |
| 003 | 247335 | 1350 | 11/13/03 | \$240,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 003 | 247335 | 1490 | 12/1/03 | \$264,990 | IMP COUNT |
| 003 | 247337 | 0430 | 2/4/04 | \$237,500 | NON-REPRESENTATIVE |
| 003 | 247337 | 1770 | 8/16/03 | \$252,000 | RELOCATION - SALE TO SERVICE |
| 003 | 247337 | 2670 | 11/10/03 | \$255,000 | ESTATE ADMINISTRATOR, UNFIN AREA |
| 003 | 247341 | 0820 | 8/13/03 | \$264,950 | RELOCATION - SALE TO SERVICE |
| 003 | 247345 | 0400 | 6/30/04 | \$319,950 | RELOCATION TO SERVICE |
| 003 | 247345 | 0910 | 4/21/03 | \$291,500 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 003 | 247345 | 0910 | 1/3/03 | \$322,869 | EXEMPT FROM EXCISE TAX |
| 003 | 247346 | 0050 | 8/16/04 | \$200,000 | NON-REPRESENTATIVE |
| 003 | 247348 | 0300 | 6/14/03 | \$280,000 | RELOCATION - SALE TO SERVICE |
| 003 | 247348 | 0680 | 7/1/04 | \$278,500 | RELOCATION - SALE BY SERVICE |
| 003 | 247348 | 0680 | 7/1/04 | \$278,500 | RELOCATION - SALE TO SERVICE |
| 003 | 247348 | 0730 | 9/13/04 | \$89,051 | QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX |
| 003 | 247348 | 1150 | 10/30/03 | \$274,000 | RELOCATION - SALE BY SERVICE |
| 003 | 247348 | 1150 | 10/30/03 | \$274,000 | RELOCATION - SALE TO SERVICE |
| 003 | 247353 | 0020 | 9/20/03 | \$325,000 | RELOCATION - SALE TO SERVICE |
| 003 | 247353 | 0090 | 5/26/04 | \$364,000 | RELOCATION - SALE BY SERVICE |
| 003 | 247353 | 0090 | 5/24/04 | \$364,000 | RELOCATION - SALE TO SERVICE |
| 003 | 247353 | 0260 | 2/23/04 | \$318,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |

**Vacant Sales Used in this Annual Update Analysis
Area 30**

| Sub Area | Major | Minor | Sale Date | Sale Price | Lot Size | View | Water-front |
|-----------------|--------------|--------------|------------------|-------------------|-----------------|-------------|--------------------|
| 2 | 008800 | 0443 | 2/6/03 | \$85,000 | 30330 | N | N |
| 2 | 564050 | 0035 | 7/30/03 | \$183,700 | 16997 | Y | N |
| 2 | 722140 | 0020 | 4/23/04 | \$83,000 | 3255 | Y | N |
| 2 | 722140 | 0030 | 3/22/04 | \$117,000 | 4800 | Y | N |
| 2 | 722140 | 0086 | 6/28/04 | \$153,500 | 7480 | Y | N |
| 2 | 722140 | 0212 | 4/26/04 | \$152,160 | 8240 | Y | N |
| 2 | 722140 | 0324 | 9/14/04 | \$200,000 | 9267 | Y | N |
| 3 | 352305 | 9039 | 7/29/03 | \$72,000 | 21780 | N | N |

**Vacant Sales Removed from this Annual Update Analysis
Area 30**

| Sub Area | Major | Minor | Sale Date | Sale Price | Comments |
|-----------------|--------------|--------------|------------------|-------------------|-------------------------------------|
| 2 | 292305 | 9157 | 7/26/04 | \$860,000 | MULTI-PARCEL SALE; |
| 2 | 292305 | 9157 | 8/5/04 | \$1,200,000 | DEVELOPEMENT SALE FOR NEW PLAT |
| 2 | 337810 | 0080 | 6/17/03 | \$35,000 | RELATED PARTY, FRIEND, OR NEIGHBOR; |
| 2 | 722140 | 0475 | 6/10/03 | \$420,000 | TEAR DOWN/SEG |



King County
Department of Assessments
King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

Scott Noble
Assessor

MEMORANDUM

DATE: January 31, 2005
TO: Residential Appraisers
FROM: Scott Noble, Assessor
SUBJECT: 2005 Revaluation for 2006 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr